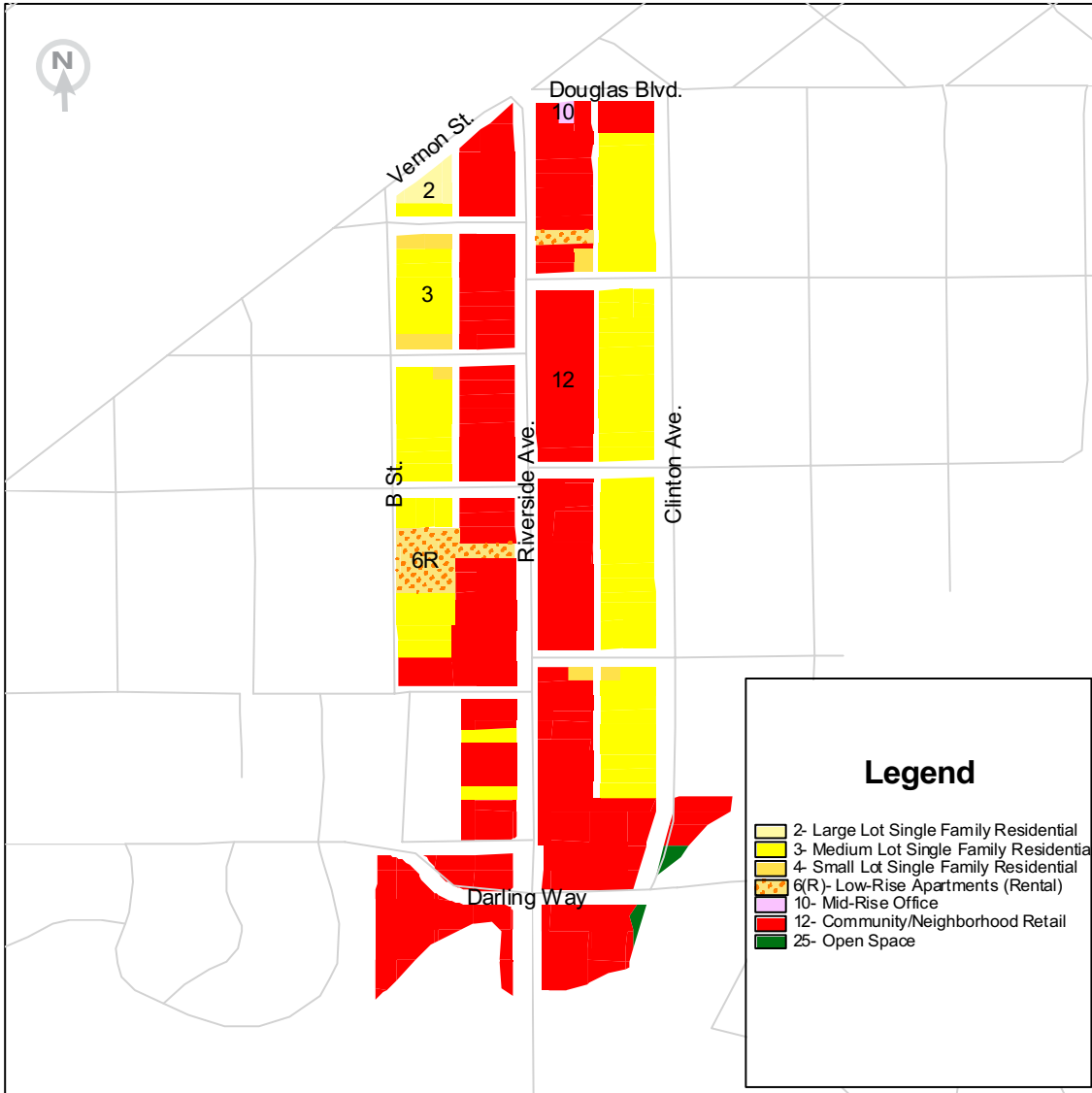


Riverside Avenue



**Key Land Uses Featured**



10 Mid-Rise Office



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



12 Community/ Neighborhood Retail



6 Low-Rise Condos

**Key Elements of the Base Case**

This corridor has portions that look like a main street, with sidewalk retail along Riverside Ave., on-street parking, and two travel lanes. Medium lot single-family housing is located just behind the Riverside Ave. retail. Specific features of the base case include:

- Small, shallow lots create challenges for parking
- Downtown located just north of study area
- Freeway and possible future light rail south of study area

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

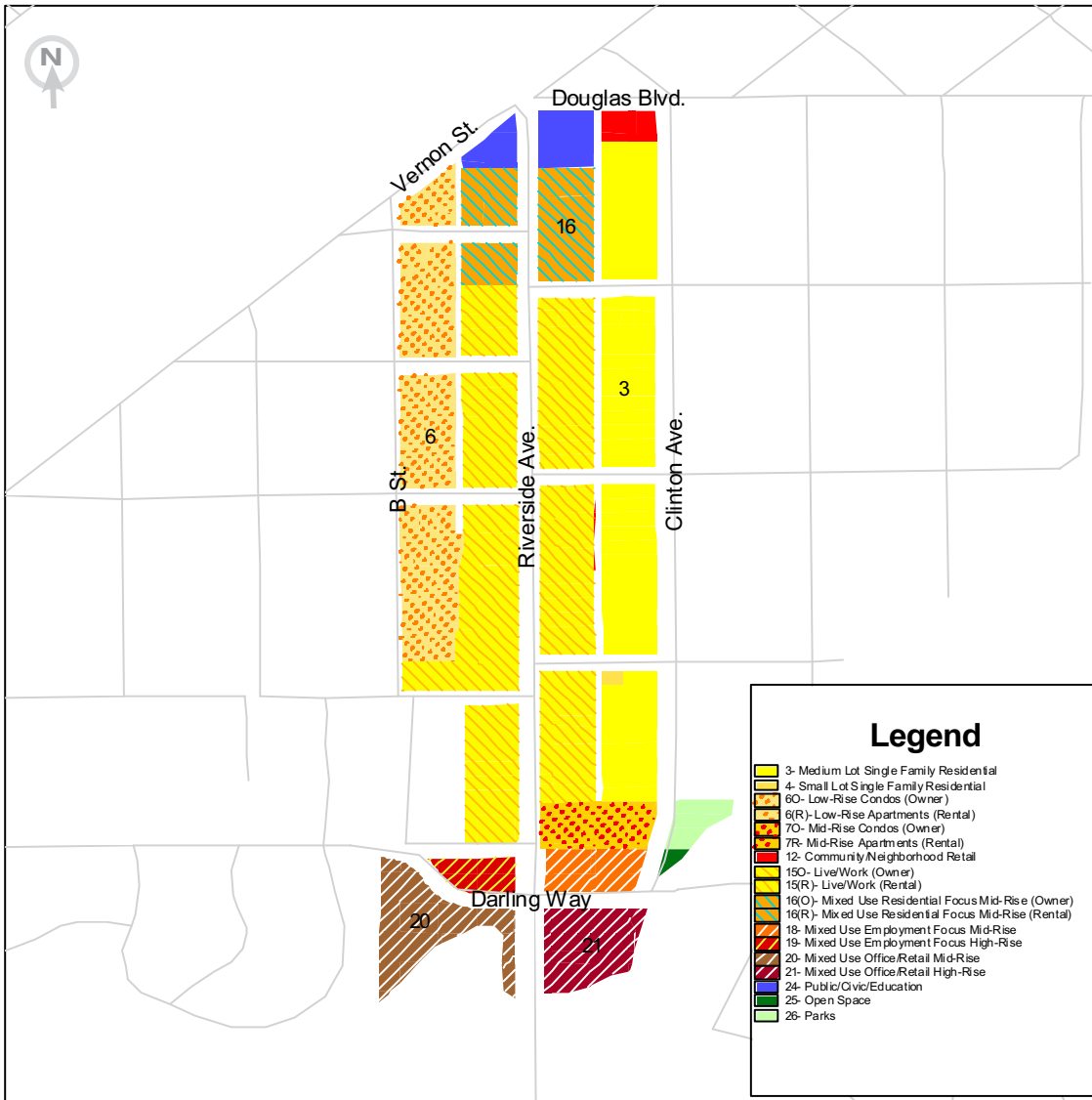
Total Employees .....	1,055
Total Residents .....	267
Employees per Dwelling Unit .....	9.8
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.1
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

\*See Riverside Avenue Detailed Indicators for more information

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Riverside Avenue— Smart Growth Scenario



**Key Land Uses Featured**



**16** Mixed-Use Residential Focus Mid-Rise



**3** Medium Lot single Family Residential



**6** Low-Rise Condos



**20** Mixed-Use Retail/Office Mid-Rise



**21** Mixed-Use Retail/Office High-Rise

**Key Elements of Planning Scenario**

The participants at this table changed existing retail along Riverside Ave. to rental and owner live/work and low-rise condominiums. Specific features of the plan include:

- Senior housing at Darling Wy. and Riverside Ave.
- High-rise mixed-use grocery store in the southeast corner of the study area

Resulted in the following changes from base case:

- Capacity for 50 fewer employees
- Capacity for 500 more dwelling units
- Improved land use mix from 10 to 2 employees per dwelling unit

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

Total Employees .....	1,021
Total Residents .....	1,110
Employees per Dwelling Unit .....	1.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-38%

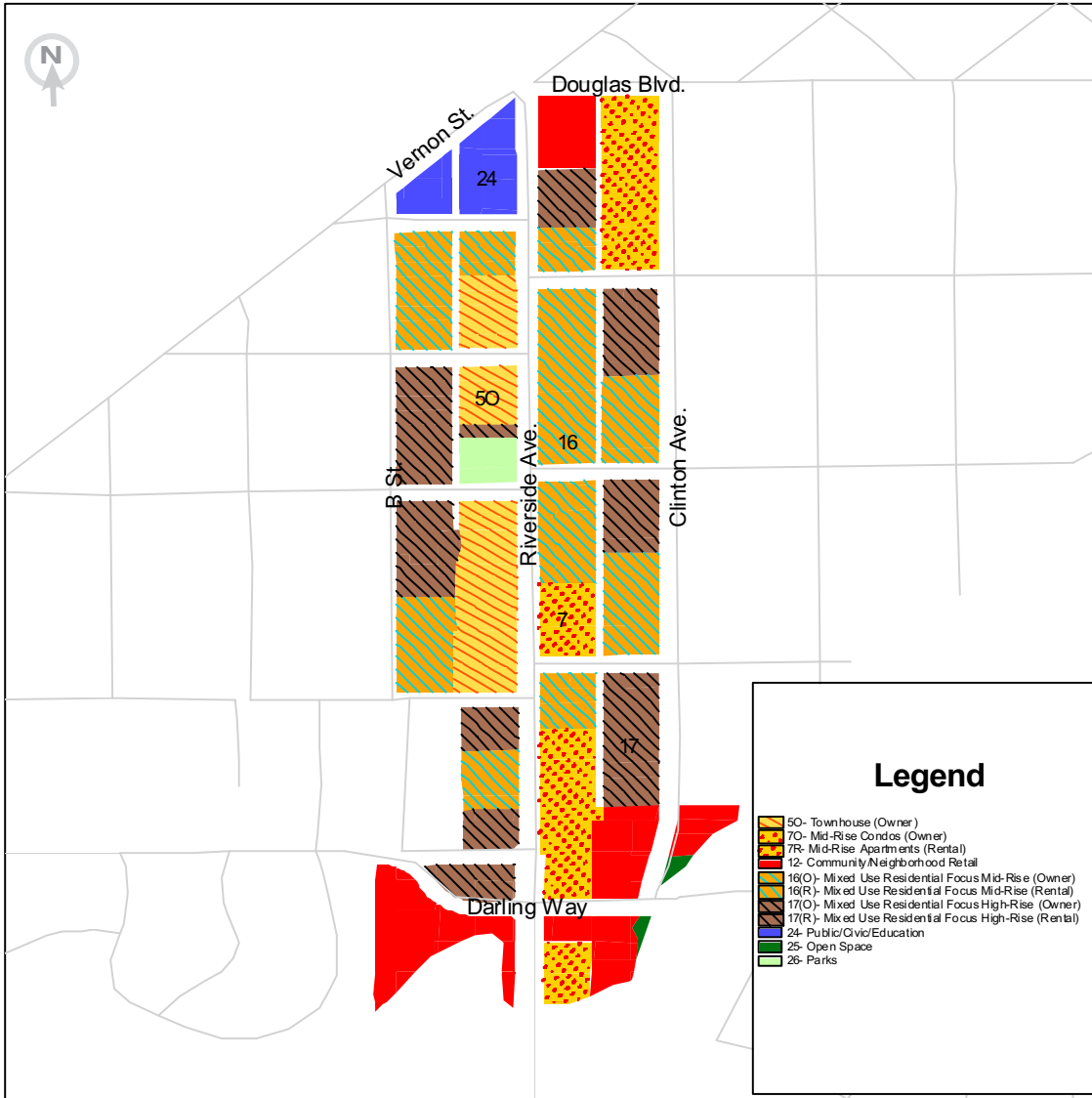
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TABLE 4

Riverside Avenue— Smart Growth Scenario



**Key Land Uses Featured**



**24** Public/Civic/Education



**5** Townhouse



**16** Mixed-Use Residential Focus Mid-Rise



**7** Mid-Rise Condos



**17** Mixed-Use Residential Focus High-Rise

**Key Elements of Planning Scenario**

This group changed the existing retail along riverside to mixed-use mid- and high-rise residential. Specific features of the plan include:

- Transit running every five minutes on Riverside Ave.
- Riverside Ave. streetscaped
- Senior housing in northeast corner
- Sound wall along railroad corridor

Resulted in the following changes from base case:

- Capacity for 300 more employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 10 to 1 employee per dwelling unit

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

Total Employees .....	1,399
Total Residents .....	2,247
Employees per Dwelling Unit .....	1.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-49%

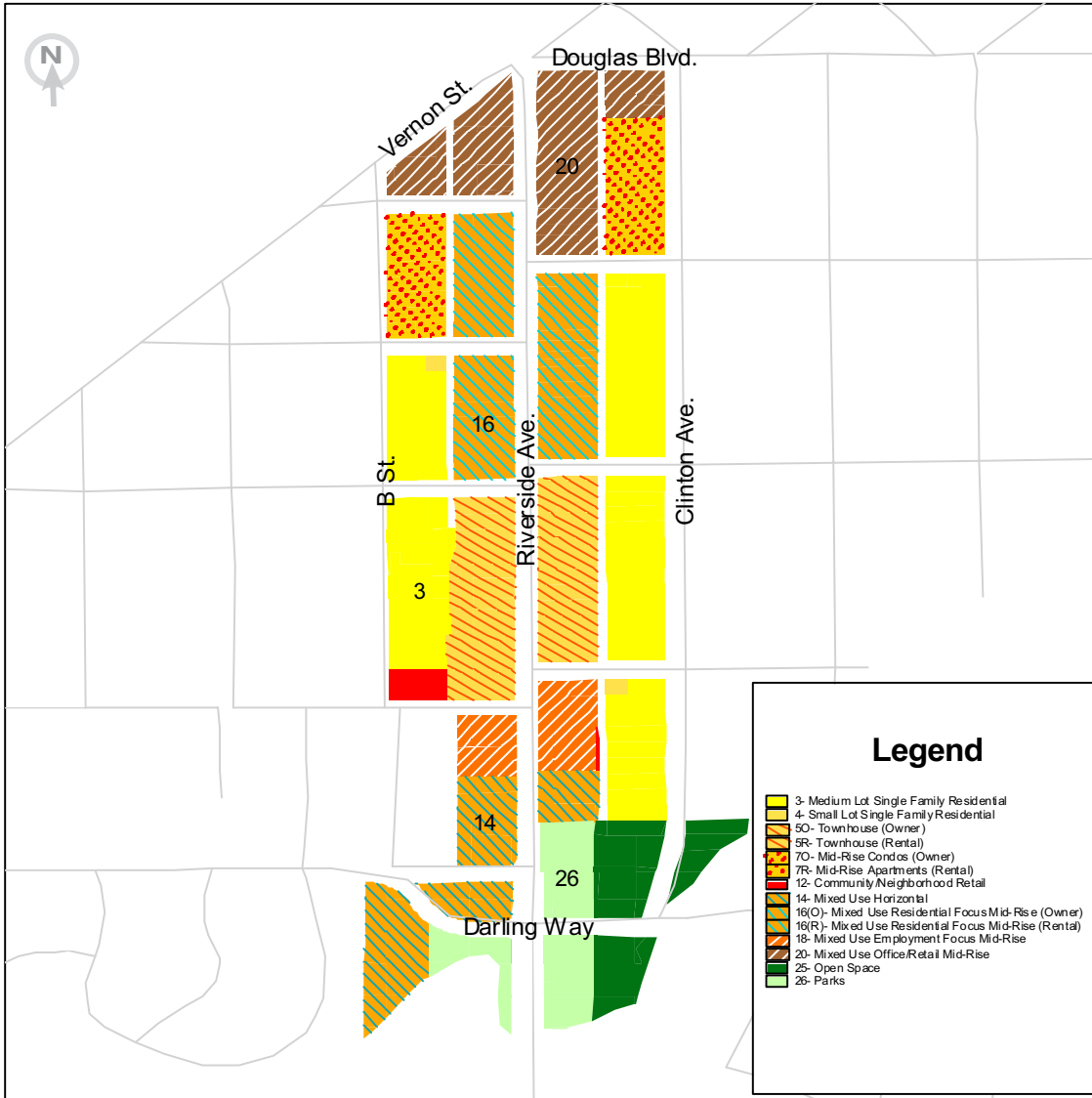
\*See Riverside Avenue Detailed Indicators for more information

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TABLE 6

Riverside Avenue— Smart Growth Scenario



**Key Land Uses Featured**



**20** Mixed-Use Retail/ Office Mid-Rise



**16** Mixed-Use Residential Focus Mid-Rise



**3** Medium Lot Single Family Residential



**14** Mixed-Use Retail/ Residential Horizontal



**26** Parks

**Key Elements of Planning Scenario**

The participants at this table changed existing retail on Riverside Ave. to mixed-use office and housing and also added townhomes. Specific features of the plan include:

- Light rail on existing rail corridor with bike/pedestrian overcrossing
- Traffic circle at Vernon St. and Riverside Ave.
- Mixed income and senior living at north end of study area
- Open space and park at south end of Riverside Ave.

Resulted in the following changes from base case:

- Capacity for 300 fewer employees
- Capacity for 300 more dwelling units
- Improved land use mix from 10 to 2 employees per dwelling unit

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

Total Employees .....	739
Total Residents .....	826
Employees per Dwelling Unit .....	1.9
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.1
Change in Vehicle Miles Traveled per Household from Base Case* .....	-36%

\*See Riverside Avenue Detailed Indicators for more information

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# DETAILED INDICATORS

## Riverside Avenue

	Base Case	Table 2 Smart Growth	Table 4 Smart Growth	Table 6 Smart Growth
Total Employees .....	1,055	1,021	1,399	739
Total Dwelling Units .....	108	593	1,216	383
Total Residents .....	267	1,110	2,247	826
Employees per Dwelling Unit .....	9.8	1.7	1.2	1.9
Retail Jobs .....	1,051	303	1,143	437
Office Jobs .....	4	697	226	302
Industrial Jobs .....	0	0	0	0
Public Jobs .....	0	21	31	0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.1	3.2	3.8	3.1

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 2 Smart Growth	Table 4 Smart Growth	Table 6 Smart Growth
Change in VT per Household .....	0%	-12%	-23%	-9%
Change in VMT per Household .....	0%	-38%	-49%	-36%
Change in VT per Retail Job .....	0%	-40%	-48%	-33%
Change in VMT per Retail Job .....	0%	-54%	-58%	-48%
Change in VT per Non-Retail Job .....	0%	-21%	-23%	-17%
Change in VMT per Non-Retail Job .....	0%	-44%	-59%	-38%

VT = Vehicle Trips

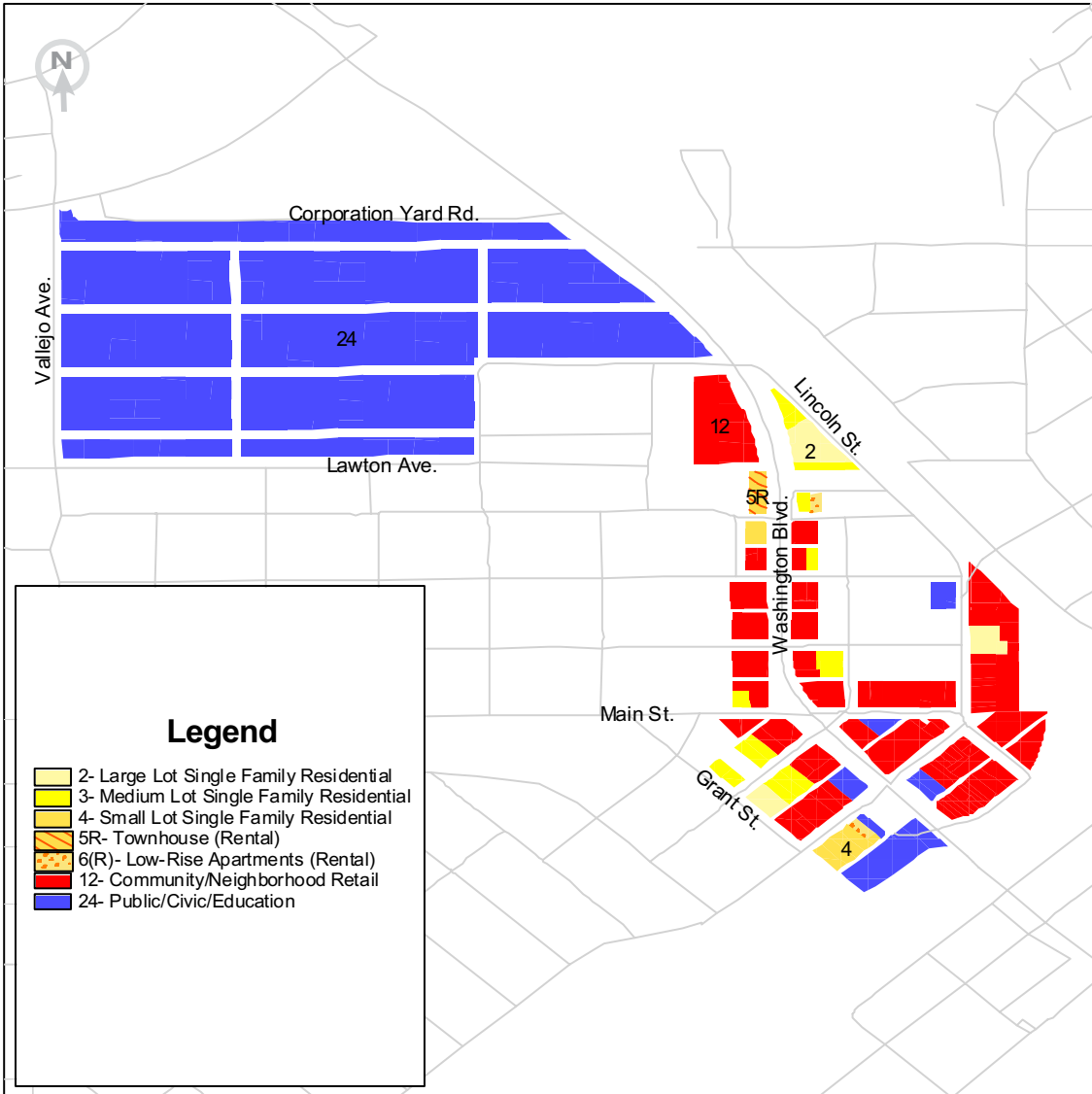
VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

\* 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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Roseville Fairgrounds



**Key Land Uses Featured**



24 Public/Civic/ Education



12 Community/ Neighborhood Retail



2 Large Lot Single Family Residential



5 Townhouse



4 Small Lot Single Family Residential

**Key Elements of the Base Case**

Totaling 74 acres, part of this study area encompasses a good deal of vacant land in the northwest fairgrounds area. Land use types include public/civic (fairgrounds), retail along Washington Blvd., and some scattered single-family housing. The railroad corridor at the northeastern border is a resource for commuter rail or possibly light rail in the future.

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

Total Employees .....	1,787
Total Residents .....	114
Employees per Dwelling Unit .....	41.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.7
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

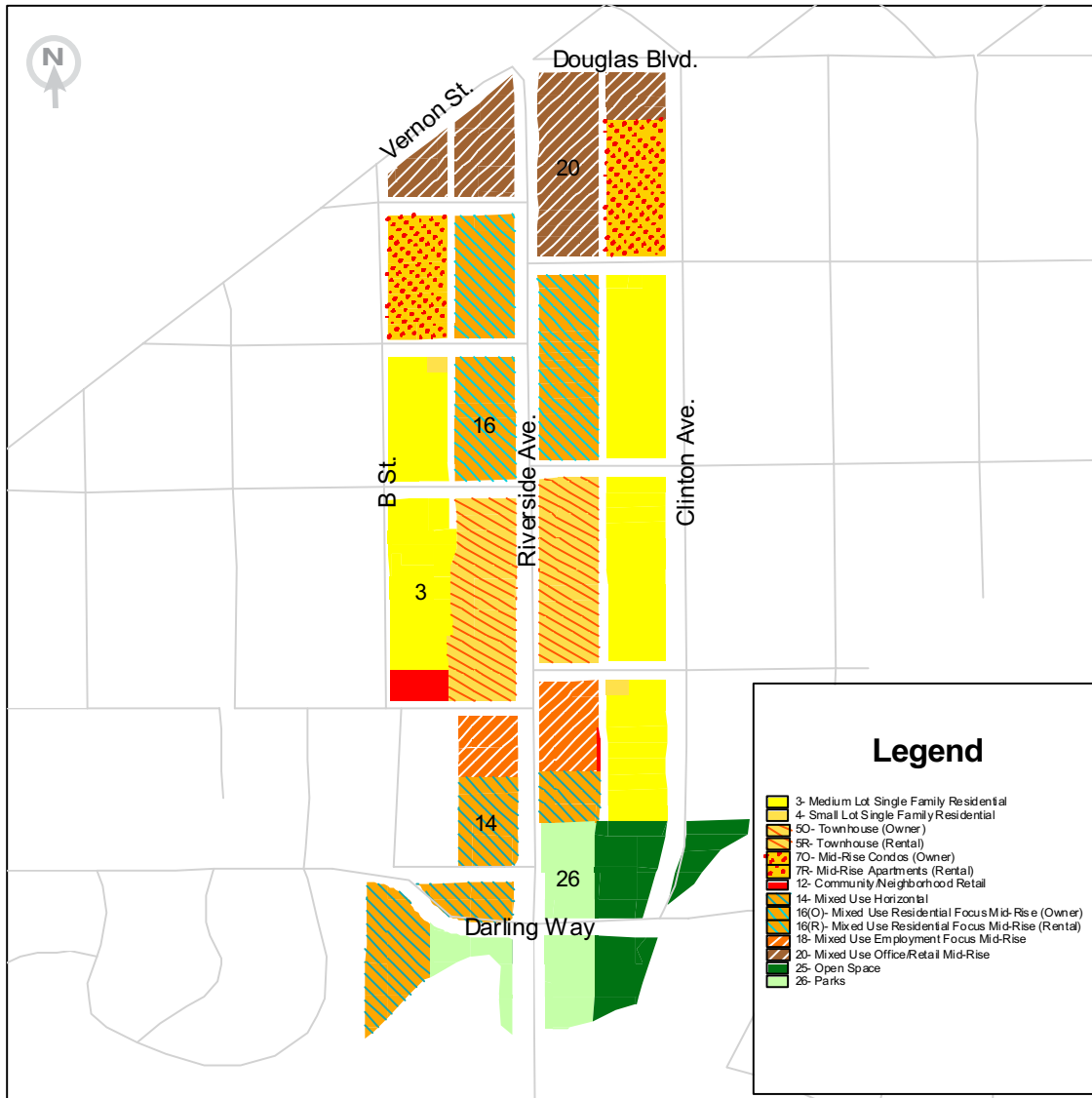
*\*See Roseville Fairgrounds Detailed Indicators for more information*

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TABLE 1

Roseville Fairgrounds— Smart Growth Scenario



**Key Land Uses Featured**



24 Public/Civic/ Education



26 Parks



2 Large Lot Single Family Residential



12 Community/ Neighborhood Retail



3 Medium Lot Single Family Residential

**Key Elements of Planning Scenario**

An amphitheater development, located in the northwest corner of the study area, was the group’s main focus. Live/work and medium lot housing surround the amphitheater and adjacent small parks. Specific features of the plan include:

- “Village” retail at amphitheater entrance
- Senior housing on Washington Blvd.
- Trolley connects old Roseville to amphitheater
- Bike/pedestrian crossings at Washington Blvd. and at railroad tracks

Resulted in the following changes from base case:

- Capacity for 200 fewer employees
- Capacity for 200 more dwelling units
- Improved land use mix from 41 to 6 employees per dwelling unit

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

Total Employees .....	1,597
Total Residents .....	586
Employees per Dwelling Unit .....	5.9
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.4
Change in Vehicle Miles Traveled per Household from Base Case* .....	-26%

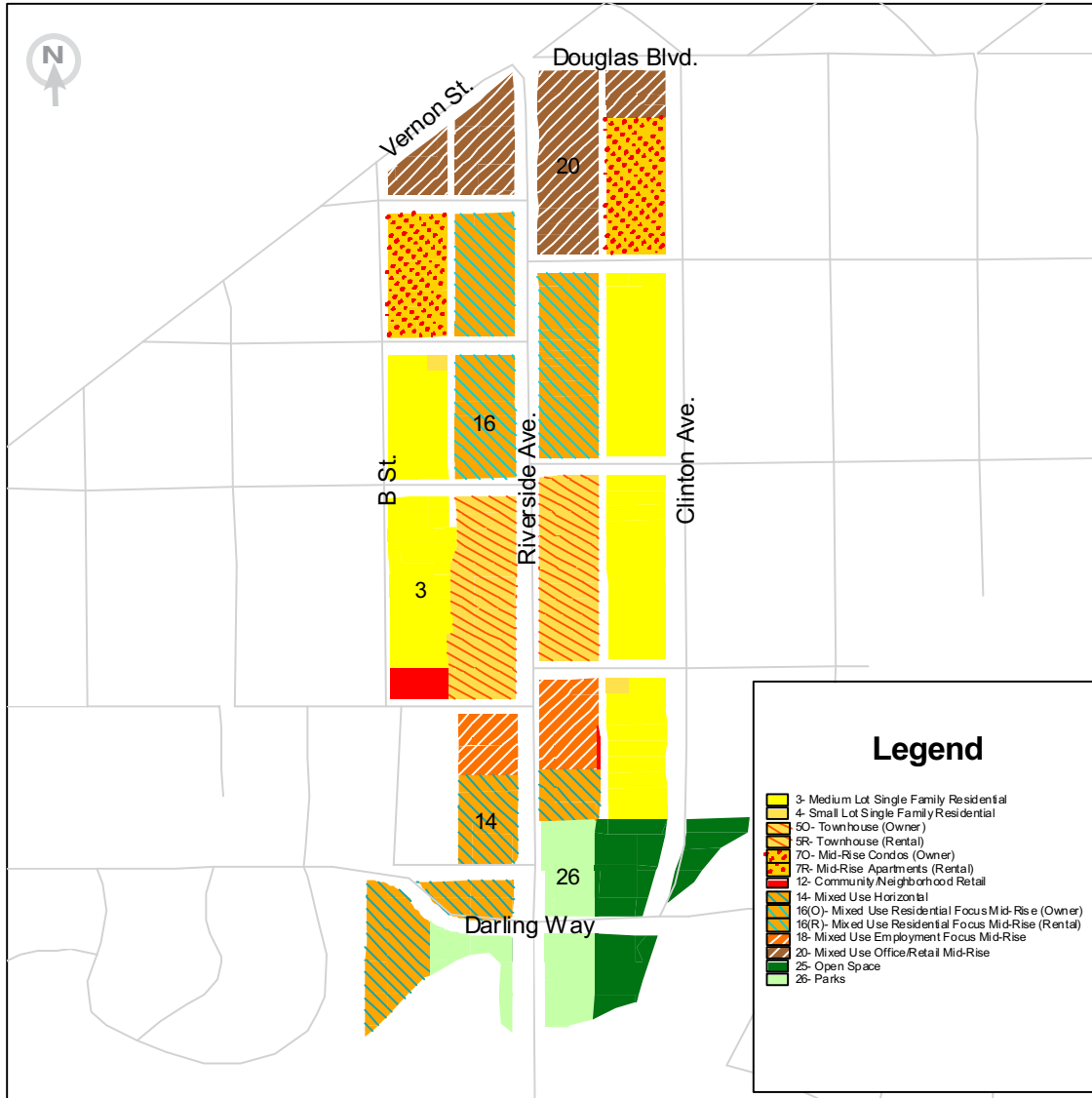
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TABLE 1

Roseville Fairgrounds— Alternative Scenario



**Key Land Uses Featured**



4 Small Lot Single Family Residential



26 Parks



6 Low-Rise Condos



12 Community/ Neighborhood Retail



24 Public/Civic/ Education

**Key Elements of Planning Scenario**

A park development in the northwest corner was the focal point the group chose for development. Specific features of the plan include:

- Low-rise condominiums, small lot, and live/work housing around park
- Medical retail east of park

Resulted in the following changes from base case:

- Capacity for 400 fewer employees
- Capacity for 700 more dwelling units
- Improved land use mix from 41 to 2 employees per dwelling unit

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

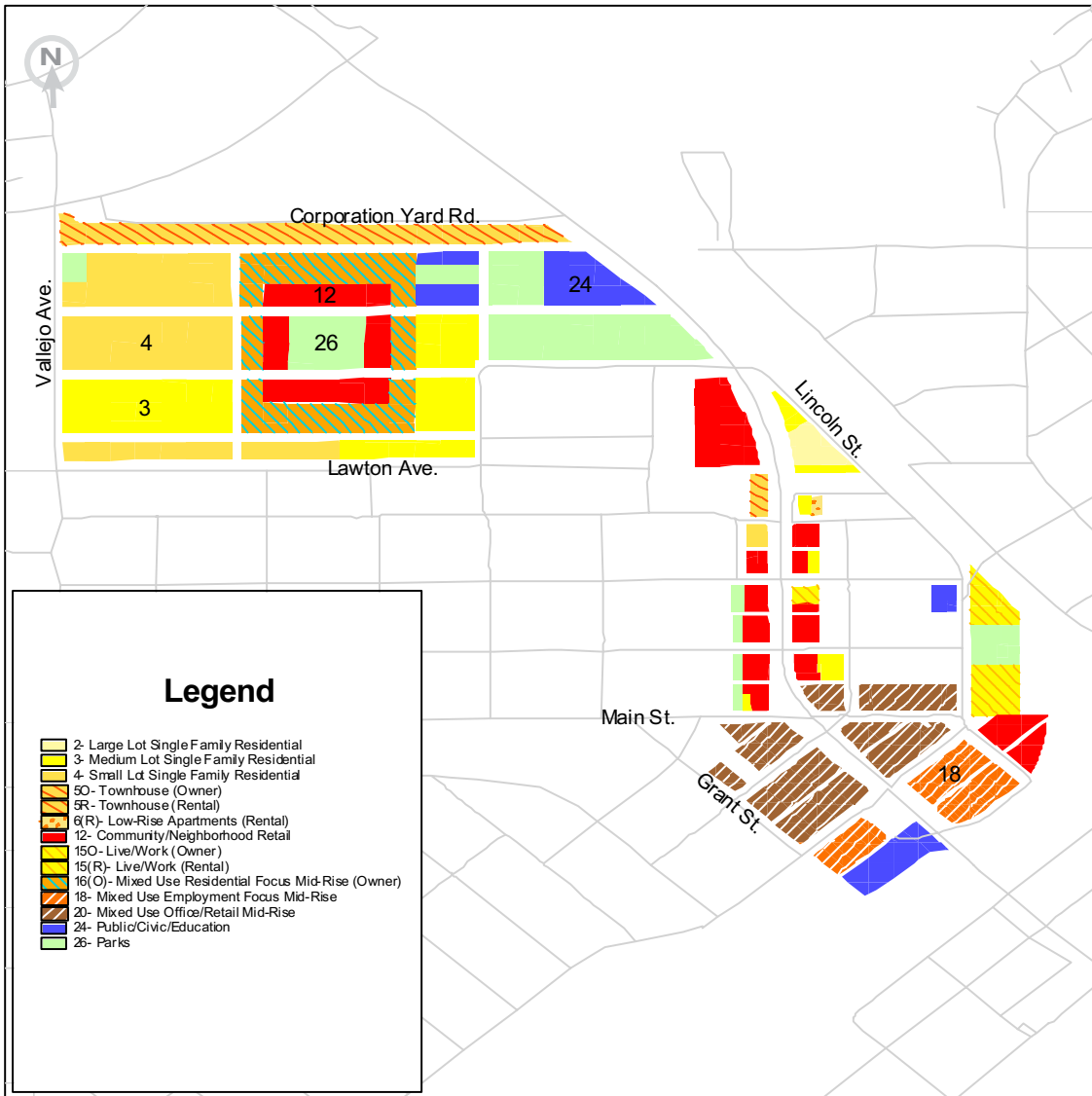
Total Employees .....	1,405
Total Residents .....	1,539
Employees per Dwelling Unit .....	2.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.6
Change in Vehicle Miles Traveled per Household from Base Case* .....	-21%

*\*See Roseville Fairgrounds Detailed Indicators for more information*

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Roseville Fairgrounds— Smart Growth Scenario



**Key Land Uses Featured**



24 Public/Civic/Education



12 Community/Neighborhood Retail



4 Small Lot Single Family Residential



26 Parks



3 Medium Lot Single Family Residential

**Key Elements of Planning Scenario**

This group’s centerpiece project was a park with mixed-use residential and retail in the northwest corner. The participants planned small lot, medium lot, and townhome housing around the park. They specified “narrow streets, pedestrian friendly development, and no cookie-cutter homes.” Specific features of the plan include:

- Artist live/work galleries on Lincoln St.
- Pedestrian crossing at railroad in southeast corner
- Bike/pedestrian paths on Washington Blvd. and on All American City Blvd.

Resulted in the following changes from base case:

- Capacity for 100 fewer employees
- Capacity for 500 more dwelling units
- Improved land use mix from 41 to 3 employees per dwelling unit

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

Total Employees .....	1,676
Total Residents .....	1,260
Employees per Dwelling Unit .....	3.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-27%

\*See Roseville Fairgrounds Detailed Indicators for more information

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Roseville Fairgrounds

	Base Case	Table 1 Smart Growth	Table 1 Alternative Scenario	Table 3 Smart Growth
Total Employees .....	1,787	1,597	1,405	1,676
Total Dwelling Units .....	44	270	718	553
Total Residents .....	114	586	1,539	1,260
Employees per Dwelling Unit .....	41.0	5.9	2.0	3.0
Retail Jobs .....	803	1,099	1,219	1,003
Office Jobs .....	0	162	134	580
Industrial Jobs .....	0	0	0	0
Public Jobs .....	984	336	52	93
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.7	2.4	2.6	2.8

Transportation PLACE<sup>3</sup>S Indicators  
 Changes from Base Case\*

	Base Case	Table 1 Smart Growth	Table 1 Alternative Scenario	Table 3 Smart Growth
Change in VT per Household .....	0%	-4%	-2%	-6%
Change in VMT per Household .....	0%	-26%	-21%	-27%
Change in VT per Retail Job .....	0%	-17%	-19%	-32%
Change in VMT per Retail Job .....	0%	-26%	-24%	-41%
Change in VT per Non-Retail Job .....	0%	-17%	-16%	-13%
Change in VMT per Non-Retail Job .....	0%	-28%	-20%	-33%

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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