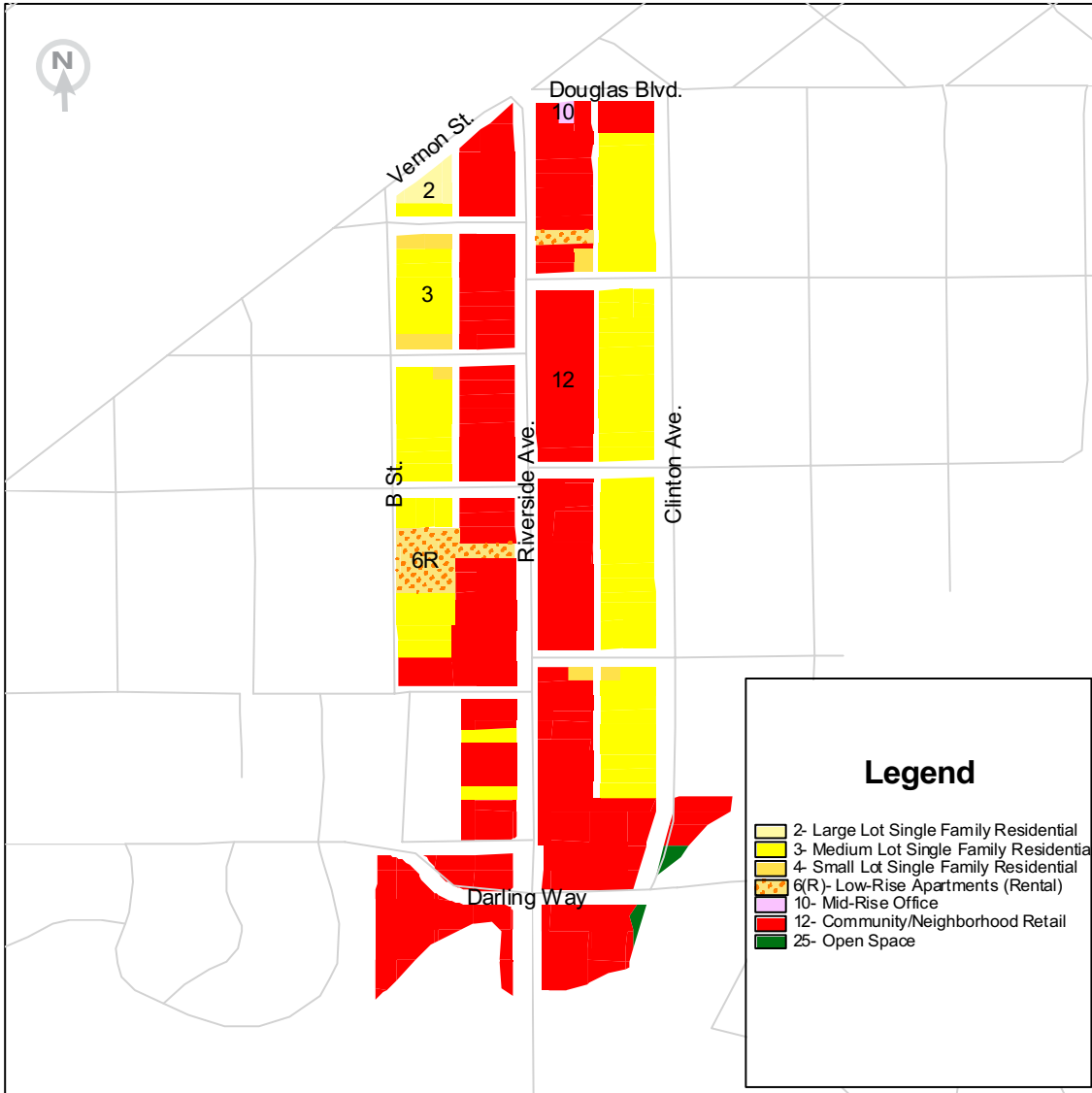


Riverside Avenue



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

PLACE³S 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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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 PLACE³S 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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