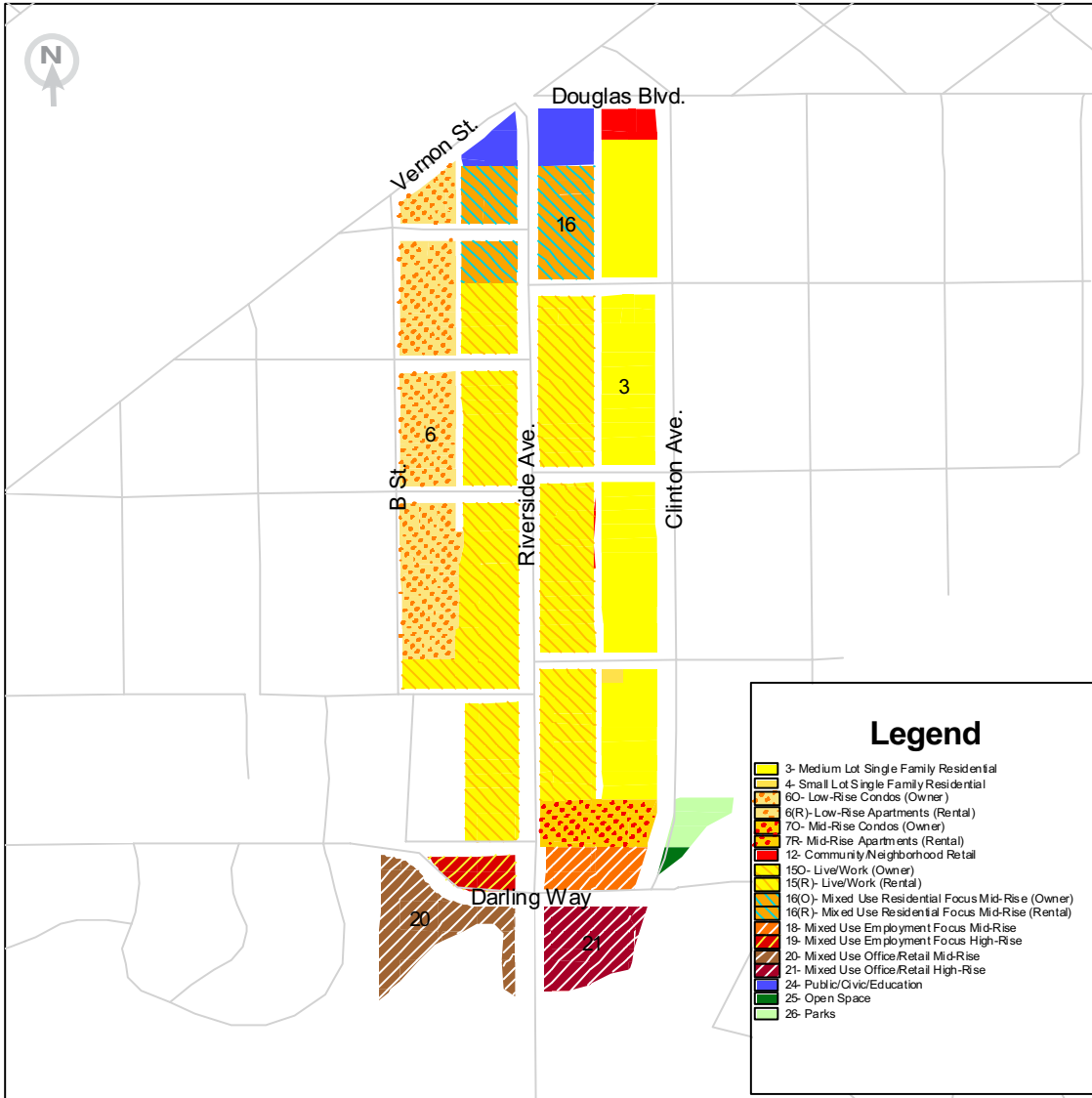


Riverside Avenue— Smart Growth Scenario



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

PLACE³S 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%

*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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