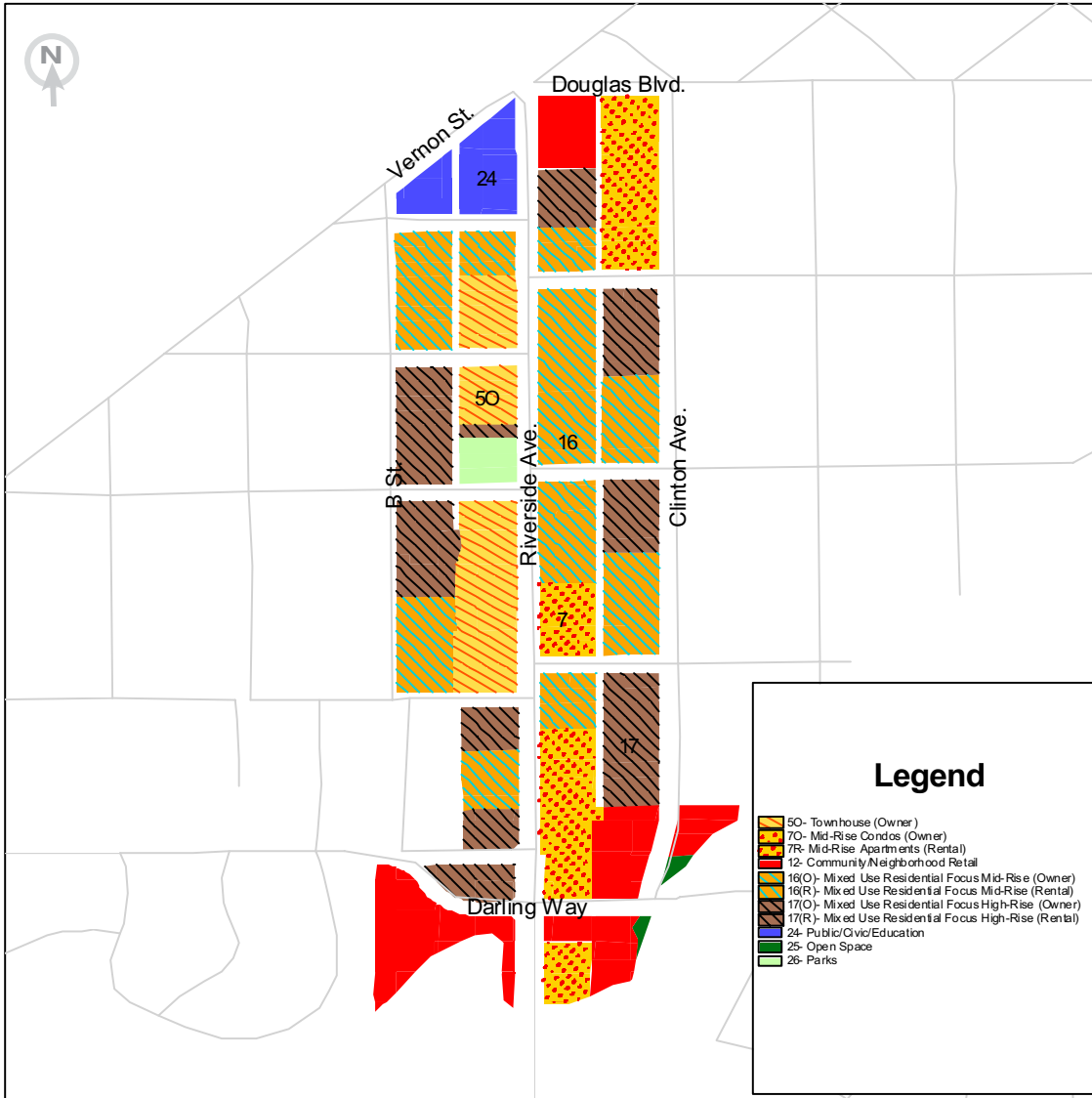


Riverside Avenue— Smart Growth Scenario



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

PLACE³S 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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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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