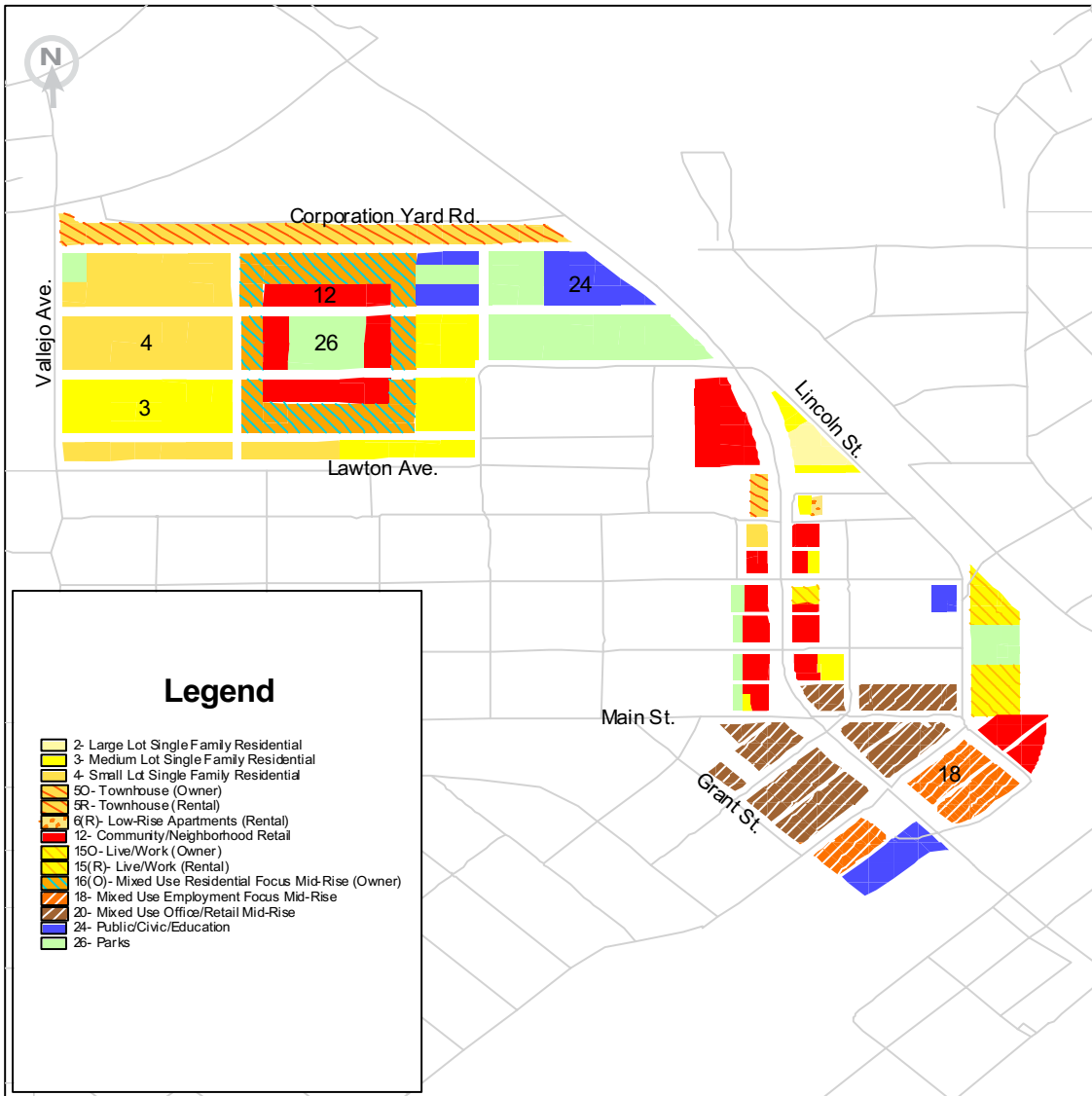


Roseville Fairgrounds— Smart Growth Scenario



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

PLACE³S 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

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

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 PLACE³S 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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