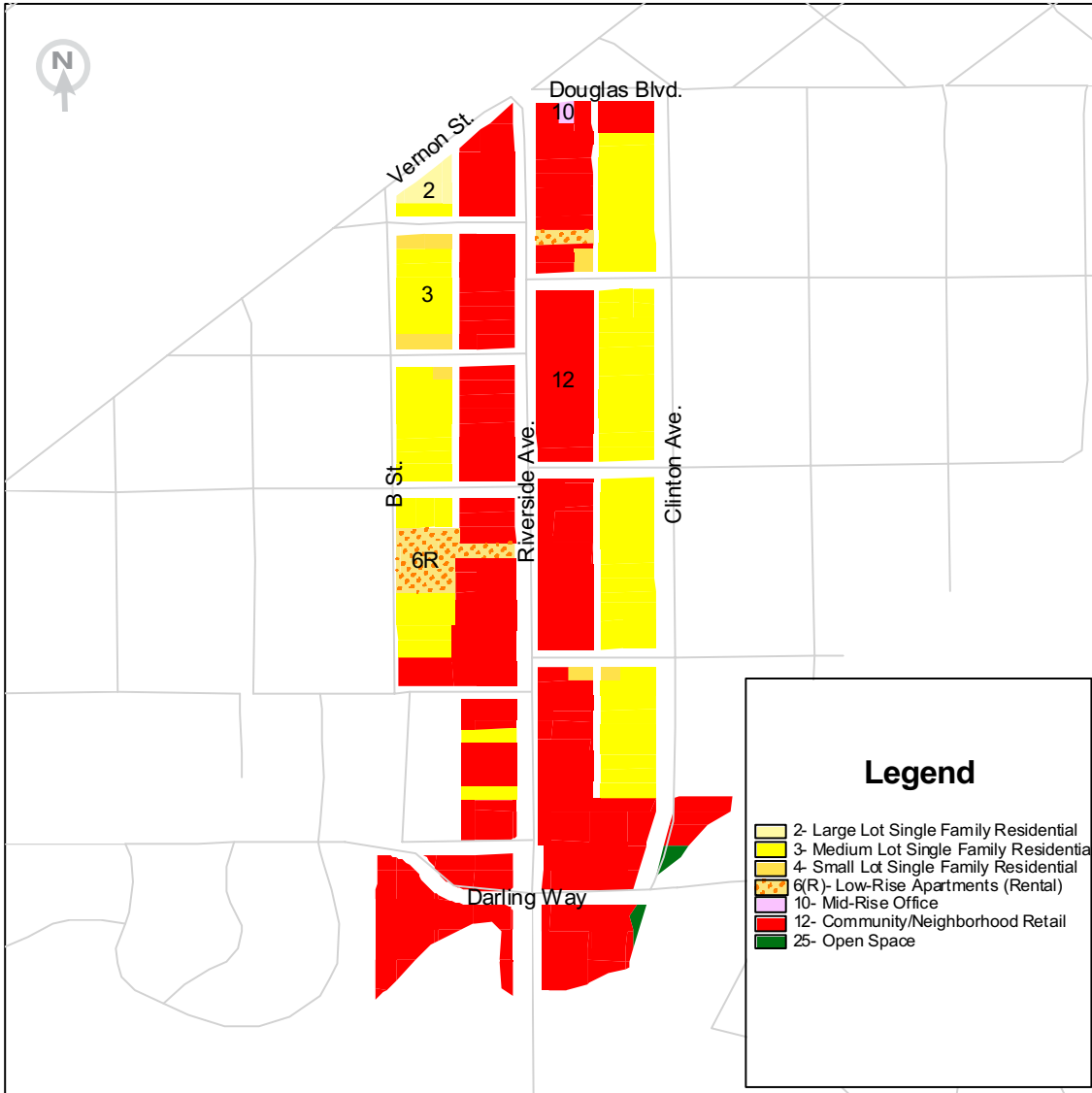


Riverside Avenue



**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%

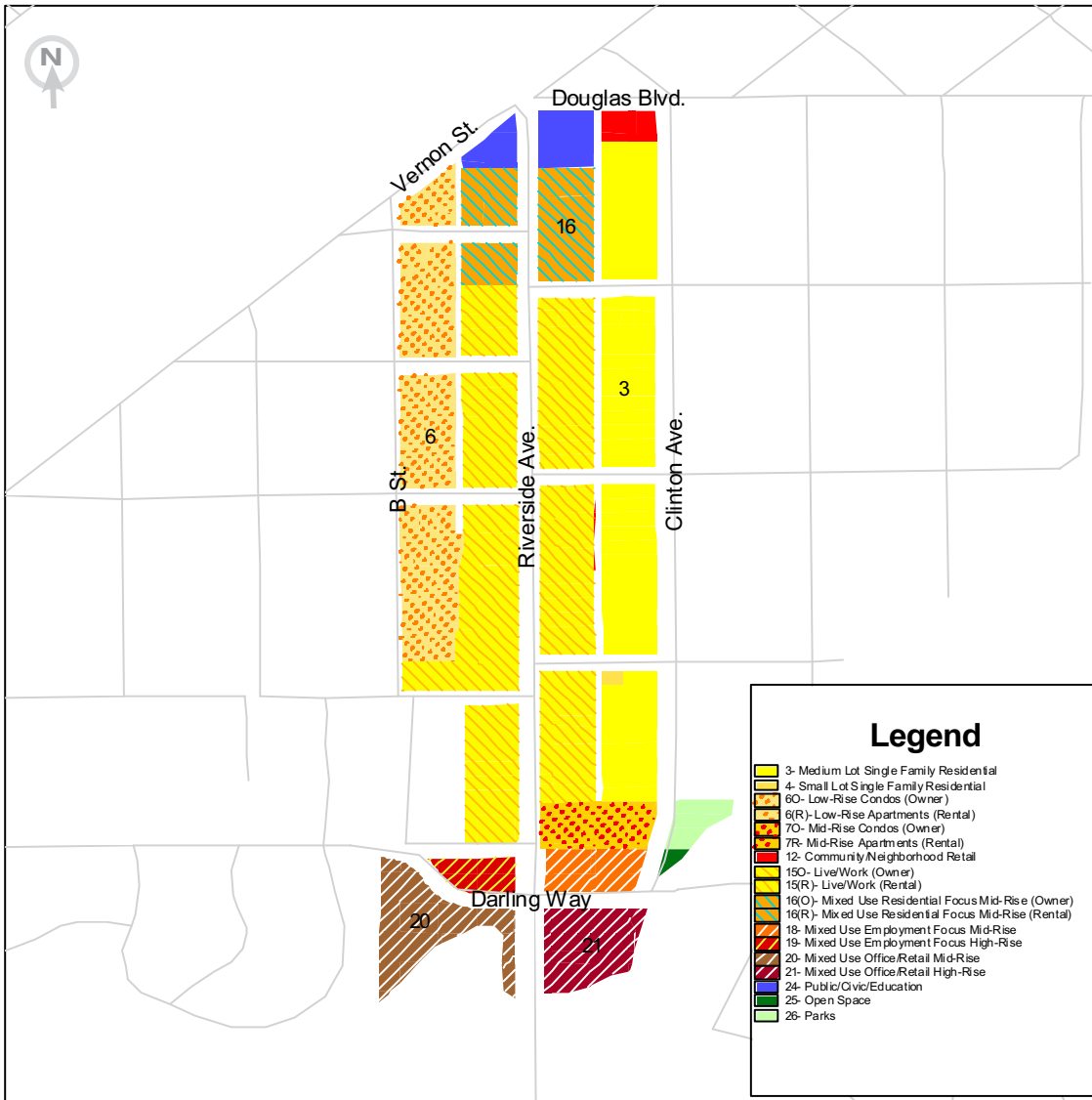
\*See Riverside Avenue Detailed Indicators for more information

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TABLE 2

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**

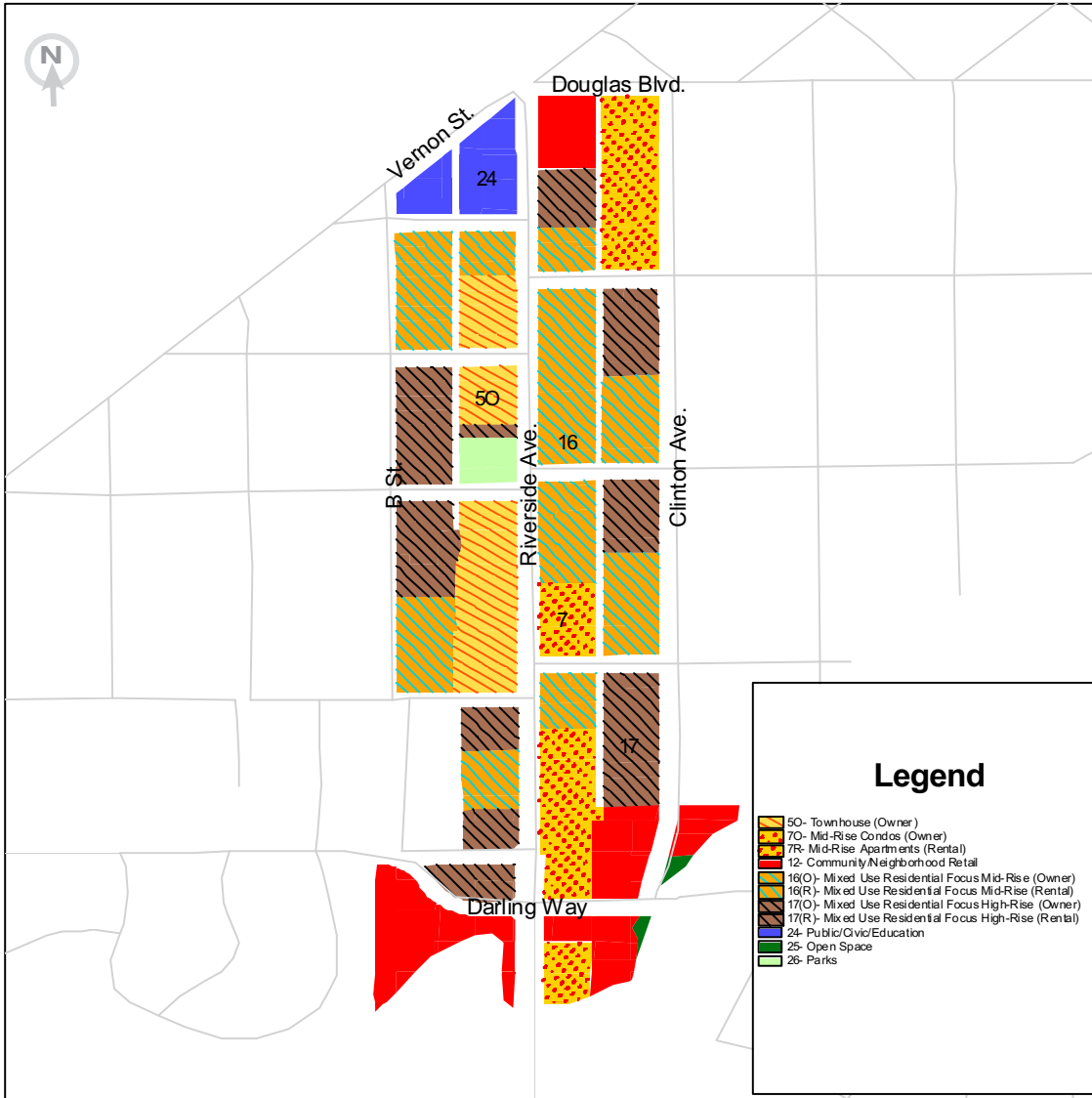
Total Employees .....	1,021
Total Residents .....	1,110
Employees per Dwelling Unit .....	1.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-38%

\*See Riverside Avenue Detailed Indicators for more information

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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%

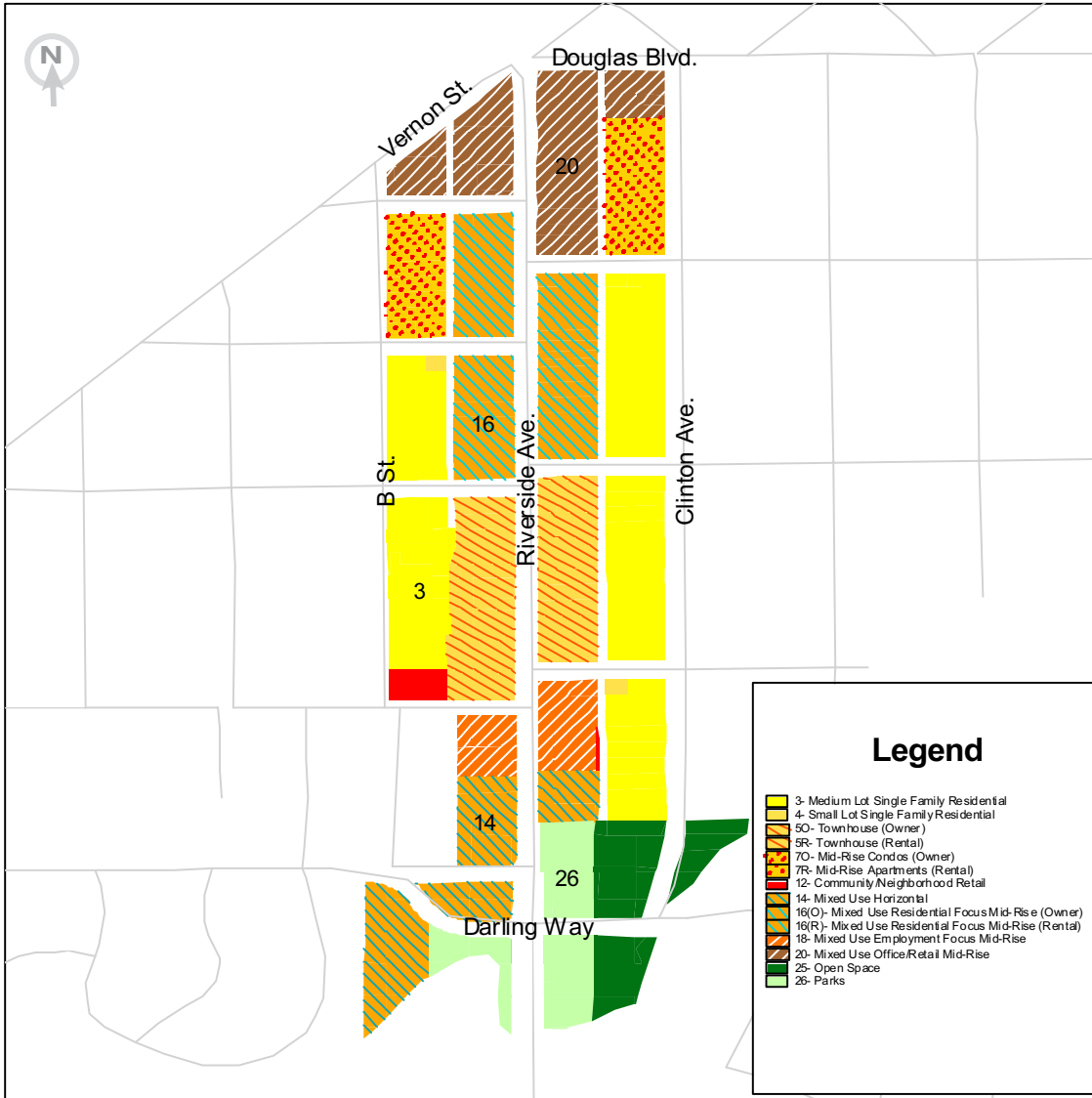
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TABLE 6

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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