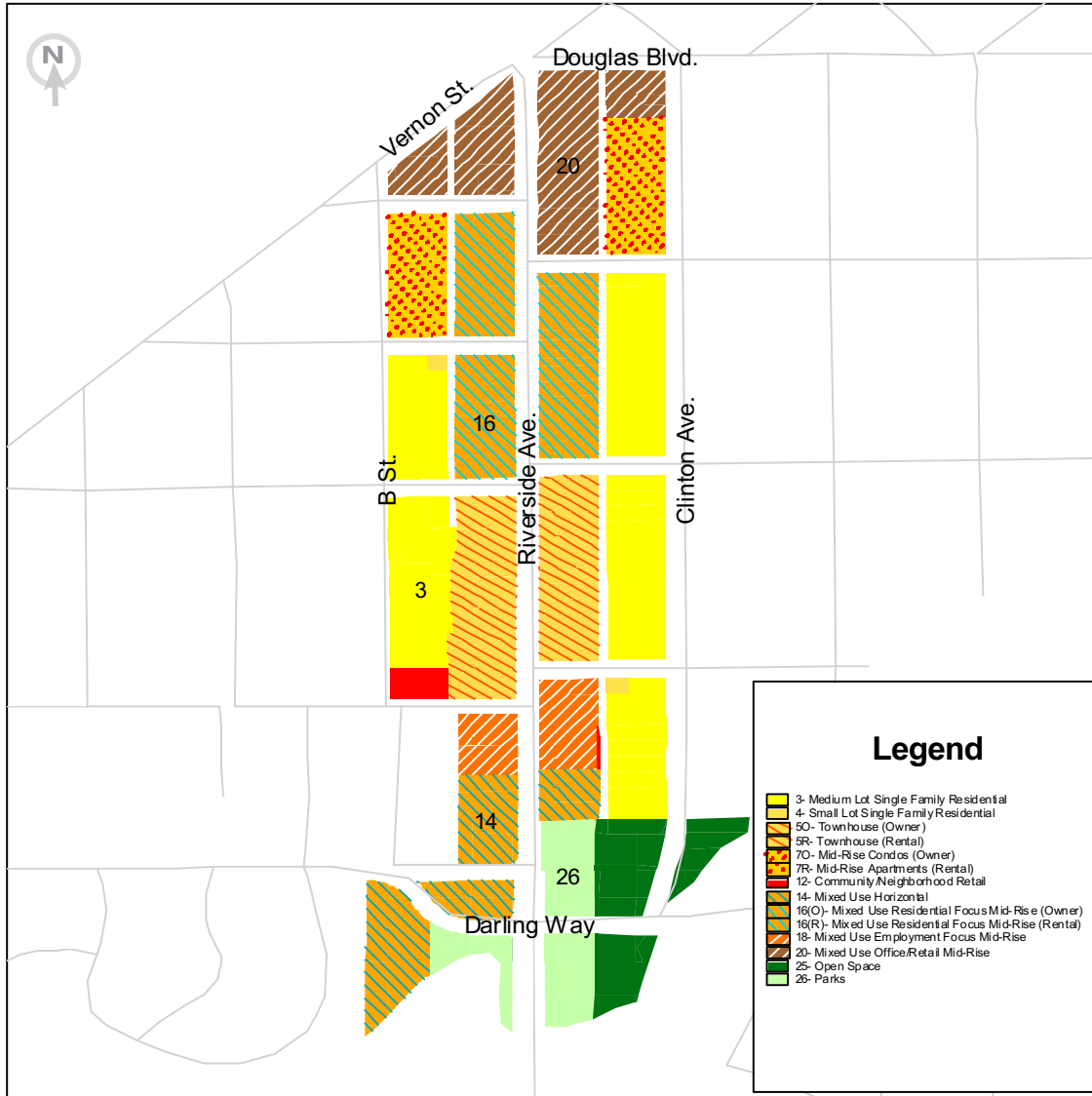


TABLE 6

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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