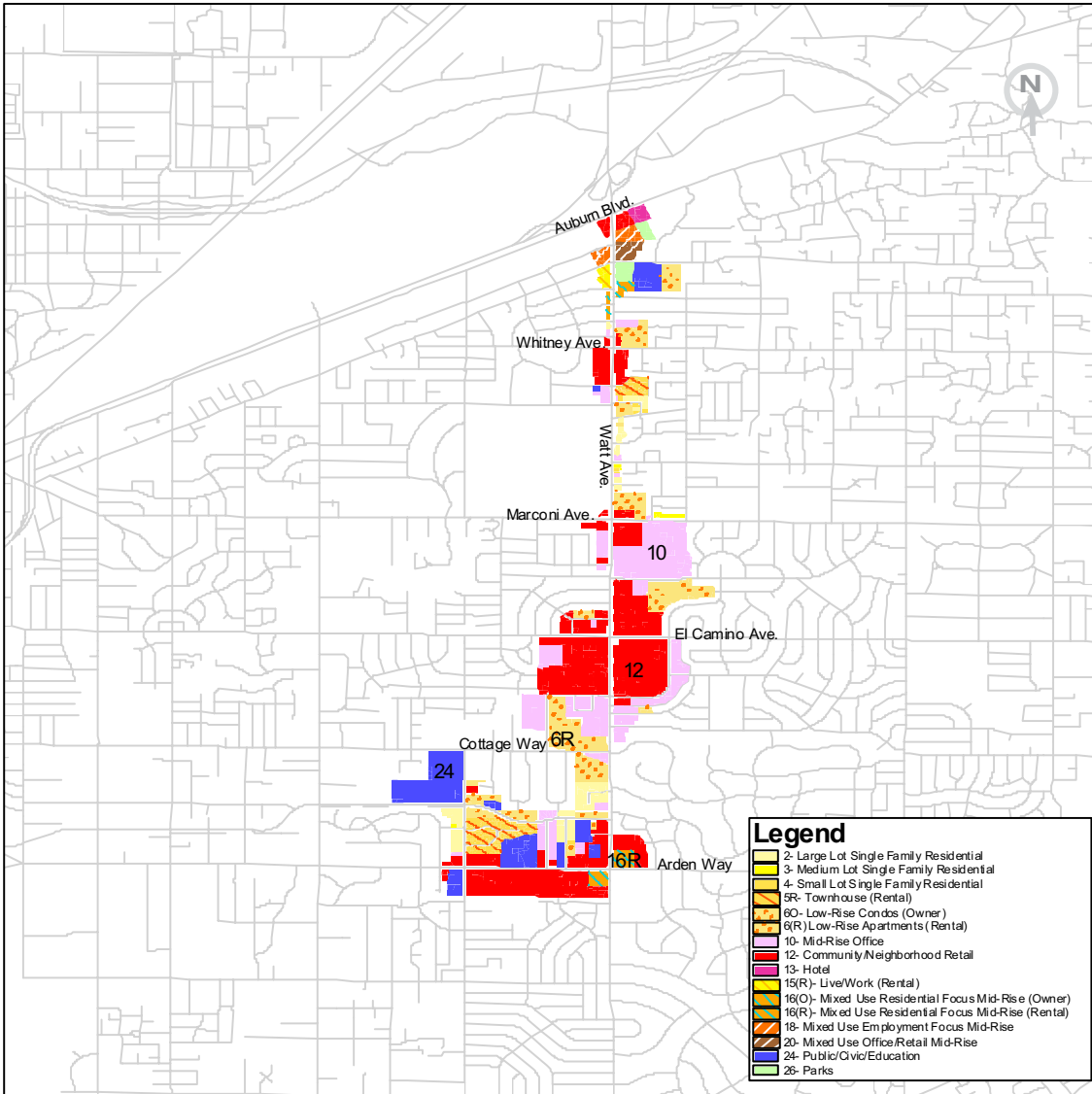


Arden-Arcade— Smart Growth Scenario



Key Land Uses Featured



10 Mid-Rise Office



12 Community/Neighborhood Retail



6 Low-Rise Condos



24 Public/Civic/Education



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

The people at this table chose to concentrate on development in the north end of the study area in proximity to the current future light rail stop. Pedestrian friendliness and bus transit also played a vital role in the development of this plan. Specific features of the plan include:

- Increased retail and a hotel along Auburn Blvd.
- Traffic circle at Lusk Dr. and Butano Dr.
- Community center with a park
- Low-rise apartment complex
- Landscaped medians

Resulted in the following changes from the base case:

- Capacity for 200 more employees
- Capacity for 300 more dwelling units
- Improved land use mix from 7 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	15,325
Total Residents	4,948
Employees per Dwelling Unit	6.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

*See Arden-Arcade Detailed Indicators for more information

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DETAILED INDICATORS

Arden-Arcade Neighborhood

	Base Case*	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth	Table 14 Smart Growth
Total Employees	15,159	17,428	15,325	20,581	24,594	17,575	12,568	15,074	17,300
Total Dwelling Units	2,276	4,784	2,527	6,139	7,701	2,916	5,981	6,877	5,548
Total Residents	4,521	9,141	4,948	11,458	14,097	5,657	12,176	13,032	10,411
Employees per Dwelling Unit	6.7	3.6	6.1	3.4	3.2	6.0	2.1	2.2	3.1
Retail Jobs	8,882	8,865	9,020	10,151	10,919	9,185	7,318	7,412	9,266
Office Jobs	5,165	7,457	5,257	9,115	12,720	7,120	4,459	6,334	7,258
Industrial Jobs	0	0	0	0	0	0	0	16	0
Public Jobs	1,111	1,107	1,048	1,315	955	1,269	791	1,312	775
Pedestrian Friendliness									
(1 = worst, 5 = best)	2.6	3.0	2.6	3.3	3.3	2.8	2.8	3.2	3.1

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case*	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth	Table 14 Smart Growth
Change in VT per Household	0%	-10%	-5%	-13%	-16%	-3%	-10%	-13%	-10%
Change in VMT per Household	0%	-16%	-7%	-18%	-25%	-2%	-13%	-17%	-22%
Change in VT per Retail Job	0%	-24%	-16%	-33%	-24%	-7%	-24%	-25%	-27%
Change in VMT per Retail Job	0%	-29%	-20%	-38%	-26%	-9%	-26%	-30%	-33%
Change in VT per Non-Retail Job	0%	-16%	-7%	-18%	-15%	-5%	-12%	-13%	-12%
Change in VMT per Non-Retail Job	0%	-29%	-14%	-29%	-26%	-13%	-21%	-24%	-25%

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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