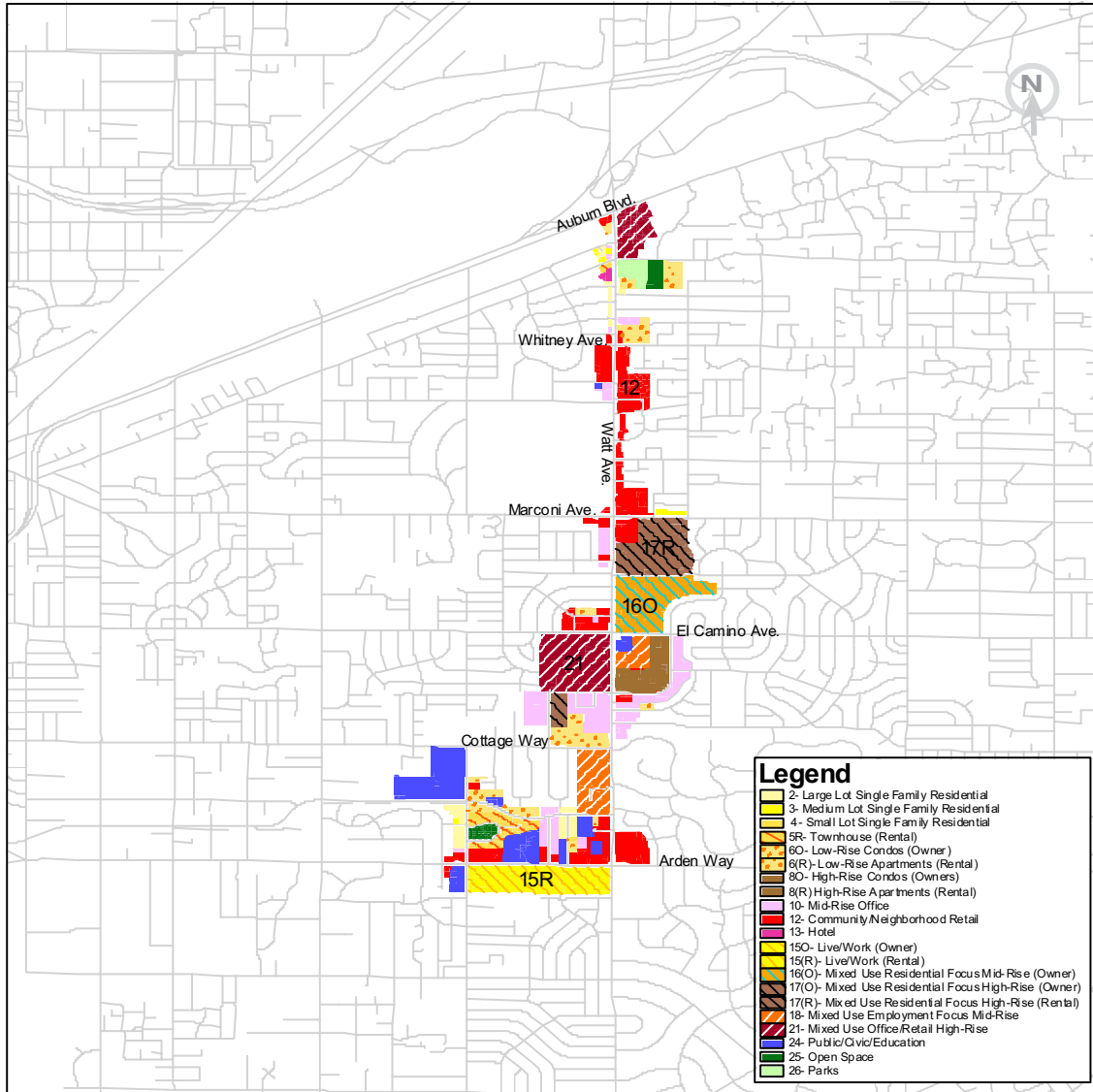


TABLE 10

Arden-Arcade— Smart Growth Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



17 Mixed-Use Residential Focus High-Rise



16 Mixed-Use Residential Focus Mid-Rise



21 Mixed-Use Retail/ Office High-Rise



15 Live/Work

Key Elements of Planning Scenario

Participants at this table saw Watt Avenue’s important role in the area and made changes to help it fulfill its function as a housing, commerce, and transportation corridor. Specific features of the plan include:

- Pedestrian under-crossings along Watt Ave. to eliminate cross traffic
- High-rise senior housing complex on Butano Dr.
- Sports complex surrounded by open space in north end of study area
- Condominium complex at intersection of Marconi Ave. and Montclair St.
- High-rise mixed-use retail/office complex replaces Country Club Center

Resulted in the following changes from the base case:

- Capacity for 9,400 more employees
- Capacity for 5,400 more dwelling units
- Improved land use mix from 7 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	24,594
Total Residents	14,097
Employees per Dwelling Unit	3.2
Pedestrian Friendliness (1 = worst, 5 = best)	3.3
Change in Vehicle Miles Traveled per Household from Base Case*	-25%

*See Arden-Arcade 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

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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