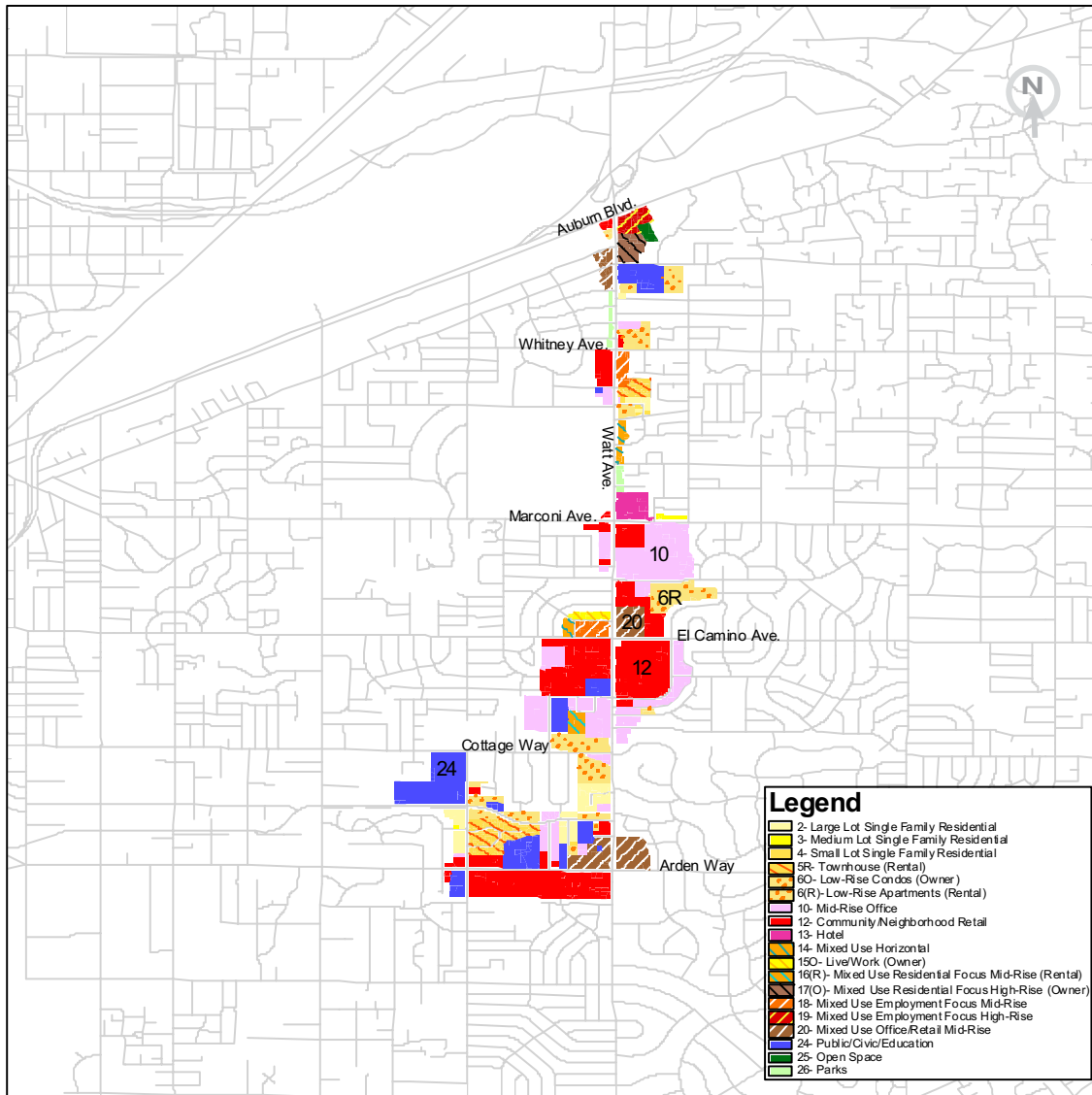


TABLE 11

Arden-Arcade— Smart Growth Scenario



Key Land Uses Featured



10 Mid-Rise Office



6 Low-Rise Condos



20 Mixed-Use Retail/
Office Mid-Rise



12 Community/
Neighborhood Retail



24 Public/Civic/
Education

Key Elements of Planning Scenario

Citizens at this table decided to increase mixed-use development throughout the corridor. Improvements were also made to the transit lines while walkability became a priority. Specific features of the plan include:

- A large hotel at the corner of Watt Ave. and Marconi Ave.
- Mid-rise mixed-use retail/office complex in the south part of the study area
- Transit hub at the intersection of Watt Ave. and Butano Dr.
- Civic center located across the street from the transit hub
- Urban trails located throughout the Watt Ave. corridor

Resulted in the following changes from the base case:

- Capacity for 2,400 more employees
- Capacity for 600 more dwelling units
- Improved land use mix from 7 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	17,575
Total Residents	5,657
Employees per Dwelling Unit	6.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-2%

*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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