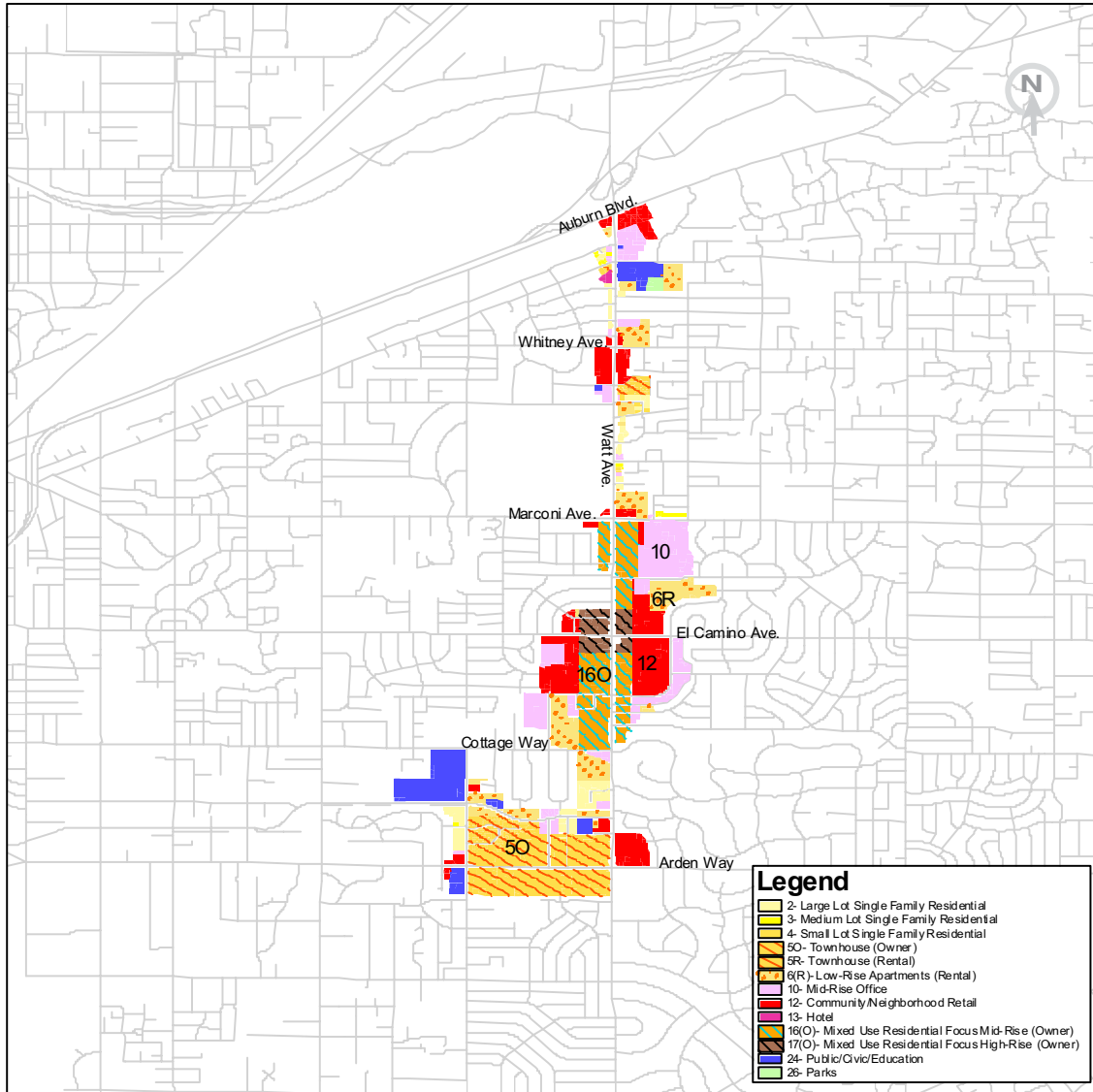


TABLE 12

Arden-Arcade— Smart Growth Scenario



**Key Land Uses Featured**



10 Mid-Rise Office



6 Low-Rise Condos



12 Community/Neighborhood Retail



16 Mixed-Use Residential Focus Mid-Rise



5 Townhouse

**Key Elements of Planning Scenario**

Pedestrian friendliness and increased transit options were the dominant themes in this scenario. Intensified residential areas were also a major influence in this plan. Specific features of the plan include:

- Townhouse complex in the southern end of the study area surrounded by open space
- High-rise apartment complex surrounding intersection of Watt Ave. and El Camino Ave. with mixed-use residential corridors to the north and south
- Improved access to light rail for residential neighborhoods in the north
- Watt Ave. to have street trees, frontage roads and safer intersections

Resulted in the following changes from the base case:

- Capacity for 2,600 fewer employees
- Capacity for 3,700 more dwelling units
- Improved land use mix from 7 to 2 employees per dwelling unit

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	12,568
Total Residents .....	12,176
Employees per Dwelling Unit .....	2.1
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.0
Change in Vehicle Miles Traveled per Household from Base Case* .....	-13%

\*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 PLACE<sup>3</sup>S 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.

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
 www.sacog.org