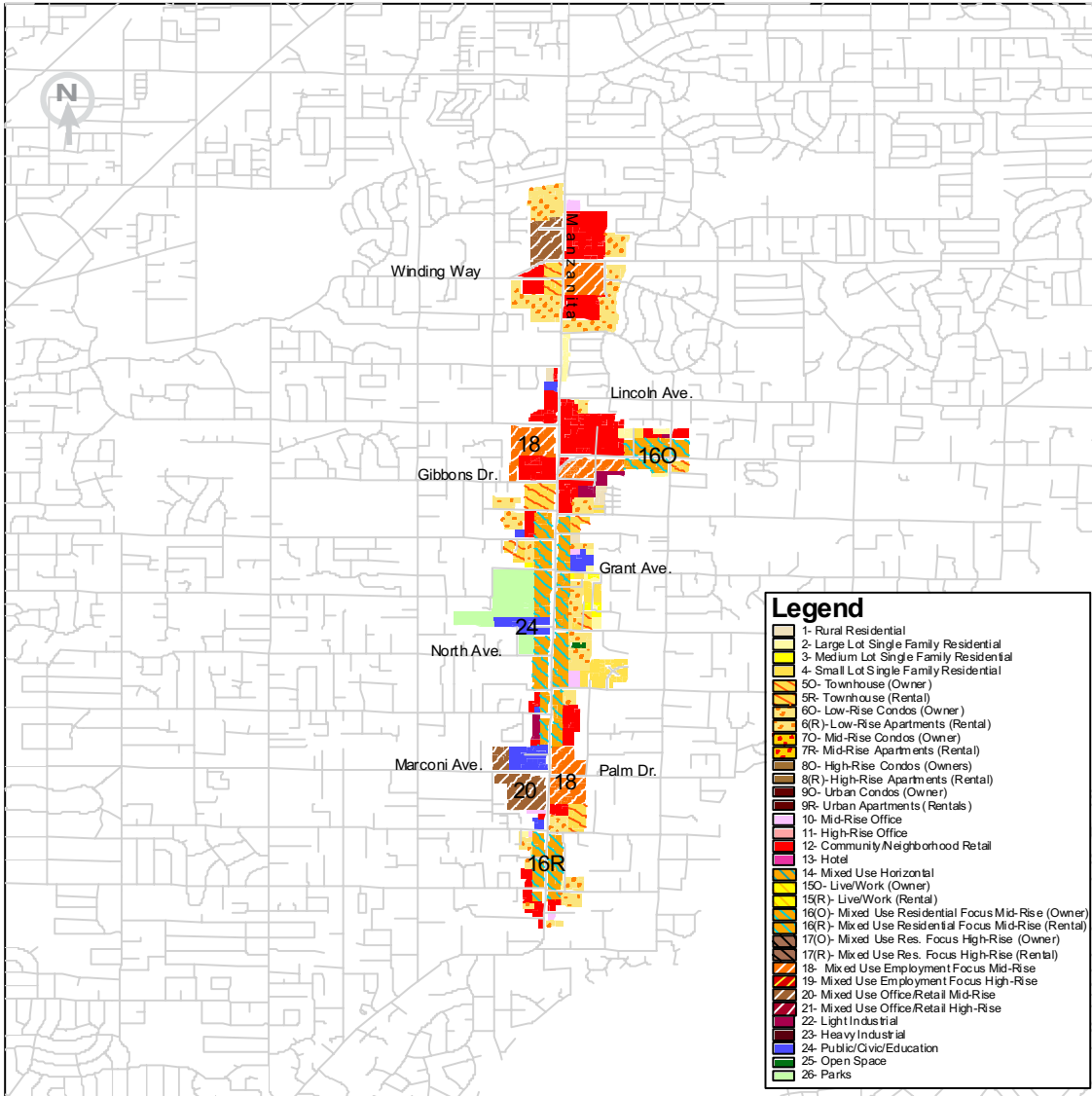


**Carmichael Neighborhood— Smart Growth Scenario**



**Key Land Uses Featured**



**18 Mixed-Use Employment Focus Mid-Rise**



**16 Mixed-Use Residential Focus Mid-Rise**



**24 Public/Civic/Education**



**20 Mixed-Use Retail/Office Mid-Rise**

**Key Elements of Planning Scenario**

Citizens sought to revitalize the study area corridor by intensifying development within the corridor instead of the neighborhoods. Two themes that influenced the design of this scenario were the creation of a charming destination and developments that cater to the senior population. Specific features of the plan include:

- A Carmichael trolley for the corridor
- Consistent design standards for the entire corridor
- Large transit center within a mid-rise mixed-use retail/office development

Resulted in the following changes from the base case:

- Capacity for 950 more employees
- Capacity for 2,300 more dwelling units
- Improved land use mix from 4 to 3 employees per dwelling unit

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

Total Employees .....	13,757
Total Residents .....	5,254
Employees per Dwelling Unit .....	2.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.0
Change in Vehicle Miles Traveled per Household from Base Case* .....	-15%

\*See Carmichael Detailed Indicators for more information

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# DETAILED INDICATORS

## Carmichael Neighborhood

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth
Total Employees .....	12,808	18,714	13,757	17,181
Total Dwelling Units .....	2,916	5,312	5,254	8,054
Total Residents .....	5,651	9,953	10,044	14,993
Employees per Dwelling Unit .....	4.4	3.5	2.6	2.1
Retail Jobs .....	10,920	11,295	9,648	9,441
Office Jobs .....	1,468	6,938	3,598	7,057
Industrial Jobs .....	174	126	89	124
Public Jobs .....	247	355	422	558
Pedestrian Friendliness				
(1 = worst, 5 = best) .....	2.4	3.0	3.0	3.1

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth
Change in VT per Household .....	0%	-6%	-4%	-11%
Change in VMT per Household .....	0%	-16%	-15%	-17%
Change in VT per Retail Job .....	0%	-25%	-24%	-25%
Change in VMT per Retail Job .....	0%	-31%	-33%	-33%
Change in VT per Non-Retail Job .....	0%	-15%	-14%	-16%
Change in VMT per Non-Retail Job .....	0%	-24%	-26%	-31%

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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