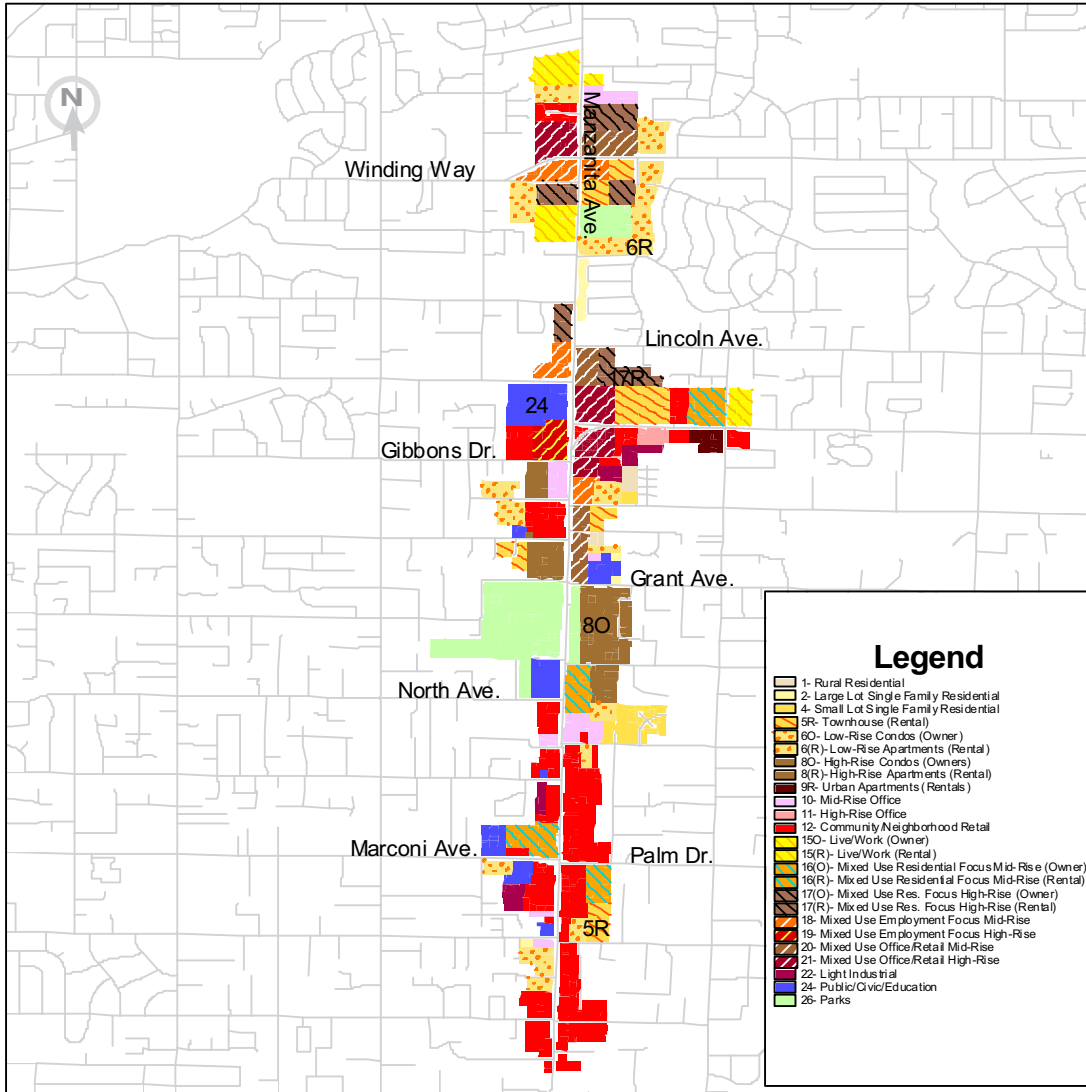


TABLE 3

Carmichael Neighborhood— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



8 High-Rise Condos



24 Public/Civic/Education



5 Townhouse



12 Community/Neighborhood Retail

Key Elements of Planning Scenario

The dominant theme of this scenario was the creation of a town center at the intersection of Fair Oaks Blvd. and Manzanita Ave. with a variety of mixed-use developments. Traffic congestion also played a role in the design of a frontage road network in the southern end of the study area. Specific features of the plan include:

- High-rise apartment complex facing a large park between Grant Ave. and Landis Ave. on Fair Oaks Blvd.
- Mid- and high-rise mixed-use complex with a residential focus in the northern end of the study area.
- Southern end of the study area becomes a retail/restaurant/entertainment hub
- Public transit connecting the north, south and central areas of the study area

Resulted in the following changes from the base case:

- Capacity for 4,400 more employees
- Capacity for 5,100 more dwelling units
- Improved land use mix from 4 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	17,181
Total Residents	8,054
Employees per Dwelling Unit	2.1
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	-17%

*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 PLACE³S 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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