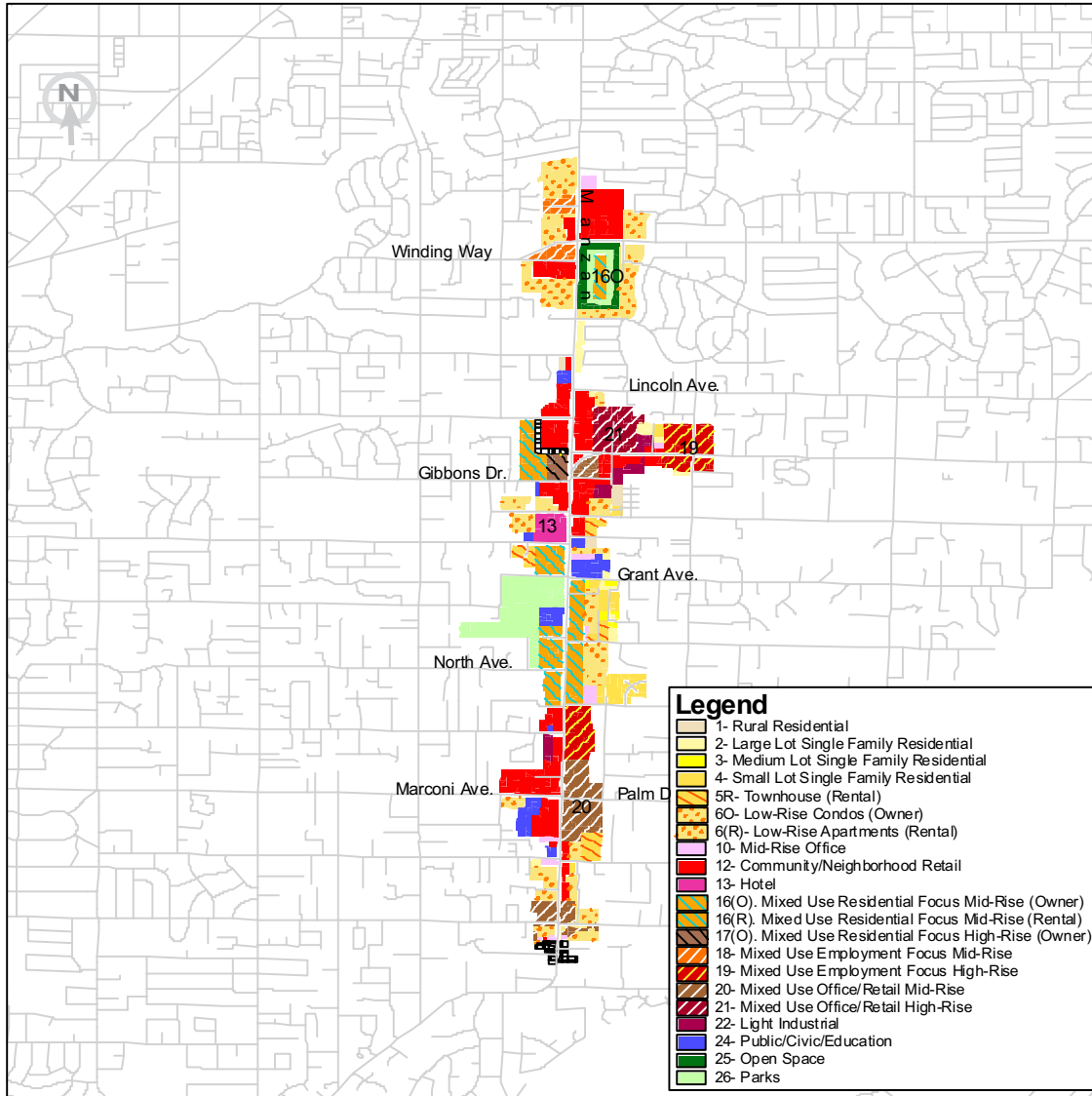


TABLE 1

Carmichael Neighborhood— Smart Growth Scenario



Key Land Uses Featured



16 Mixed-Use Residential Focus Mid-Rise



21 Mixed-Use Retail/Office High-Rise



19 Mixed-Use Employment Focus High-Rise



13 Hotel



20 Mixed-Use Retail/Office Mid-Rise

Key Elements of Planning Scenario

The participants at this table decided to create a “Main Street” scenario concentrating on mixed-uses with a residential focus. Three main mixed-use nodes were created at the intersections of Marconi Ave. and Fair Oaks Blvd., Manzanita Ave. and Fair Oaks Blvd., and Winding Wy. and Manzanita Ave. Specific features of the plan include:

- Increased bus transit throughout the corridor
- Frontage roads to alleviate traffic
- A farmers market
- Mid-rise mixed-use development with an employment focus in the north end of the study area

Resulted in the following changes from the base case:

- Capacity for 5,900 more employees
- Capacity for 2,400 more dwelling units
- Land use mix remained constant at 4 employees per dwelling unit

PLACE³S Indicators

Total Employees	18,714
Total Residents	5,312
Employees per Dwelling Unit	3.5
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-16%

**See Carmichael 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

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.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org