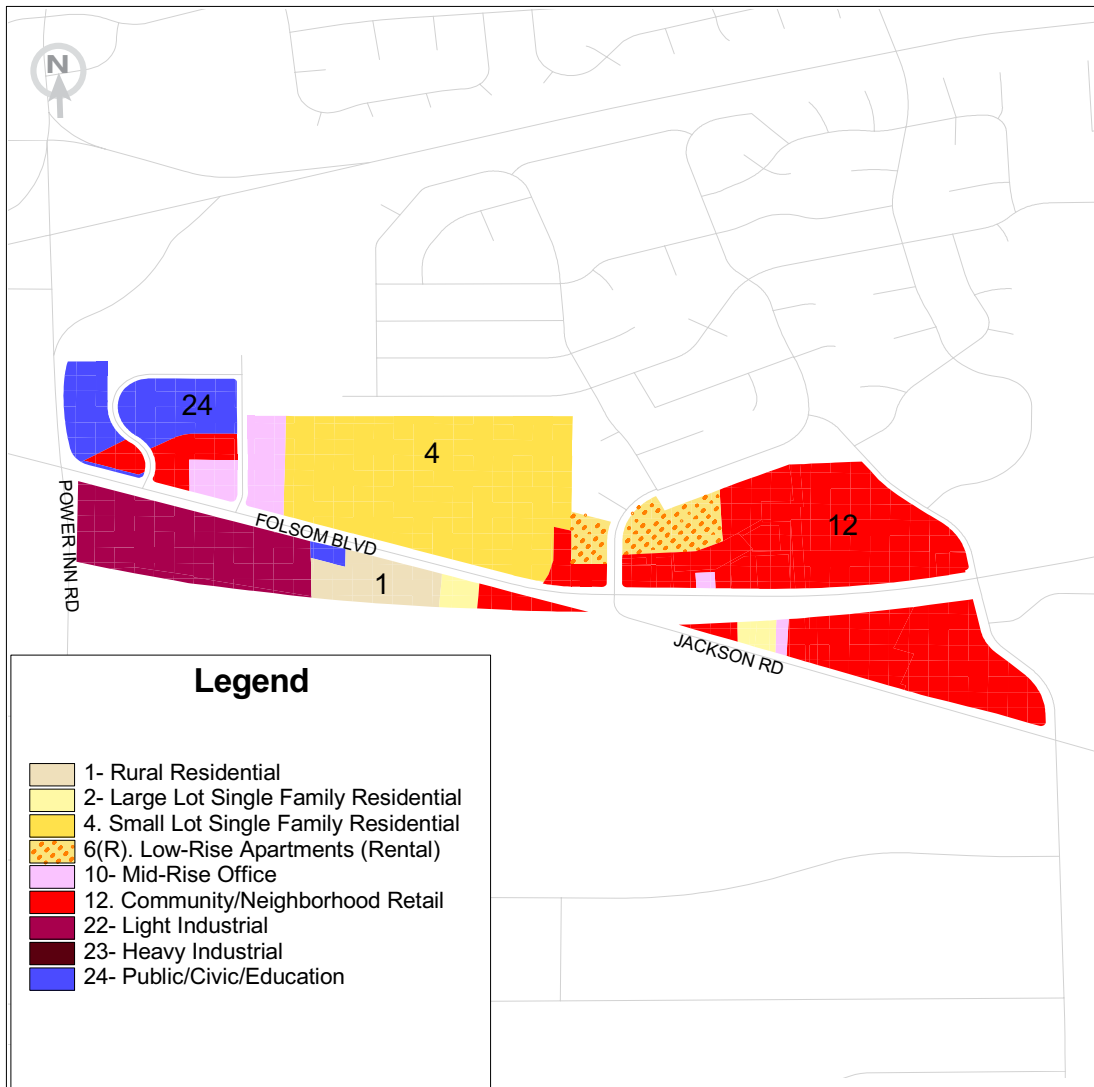


College Greens



Legend

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 4. Small Lot Single Family Residential
- 6(R). Low-Rise Apartments (Rental)
- 10- Mid-Rise Office
- 12. Community/Neighborhood Retail
- 22- Light Industrial
- 23- Heavy Industrial
- 24- Public/Civic/Education

Key Land Uses Featured



24 Public/Civil/Education



4 Small Lot Single Family Residential



12 Community/Neighborhood Retail



1 Rural Residential

Key Elements of Base Case

The base case contains a wide range of existing uses, but no one identity. The two light rail stations in the study area have potential to draw transit-oriented development. Light industrial surrounds one, and retail the other. Specific features of the base case include:

- Low-intensity retail
- Inadequate bike/pedestrian connections to light rail

PLACE³S Indicators

Total Employees	2,812
Total Residents	1,777
Employees per Dwelling Unit	5.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	2%

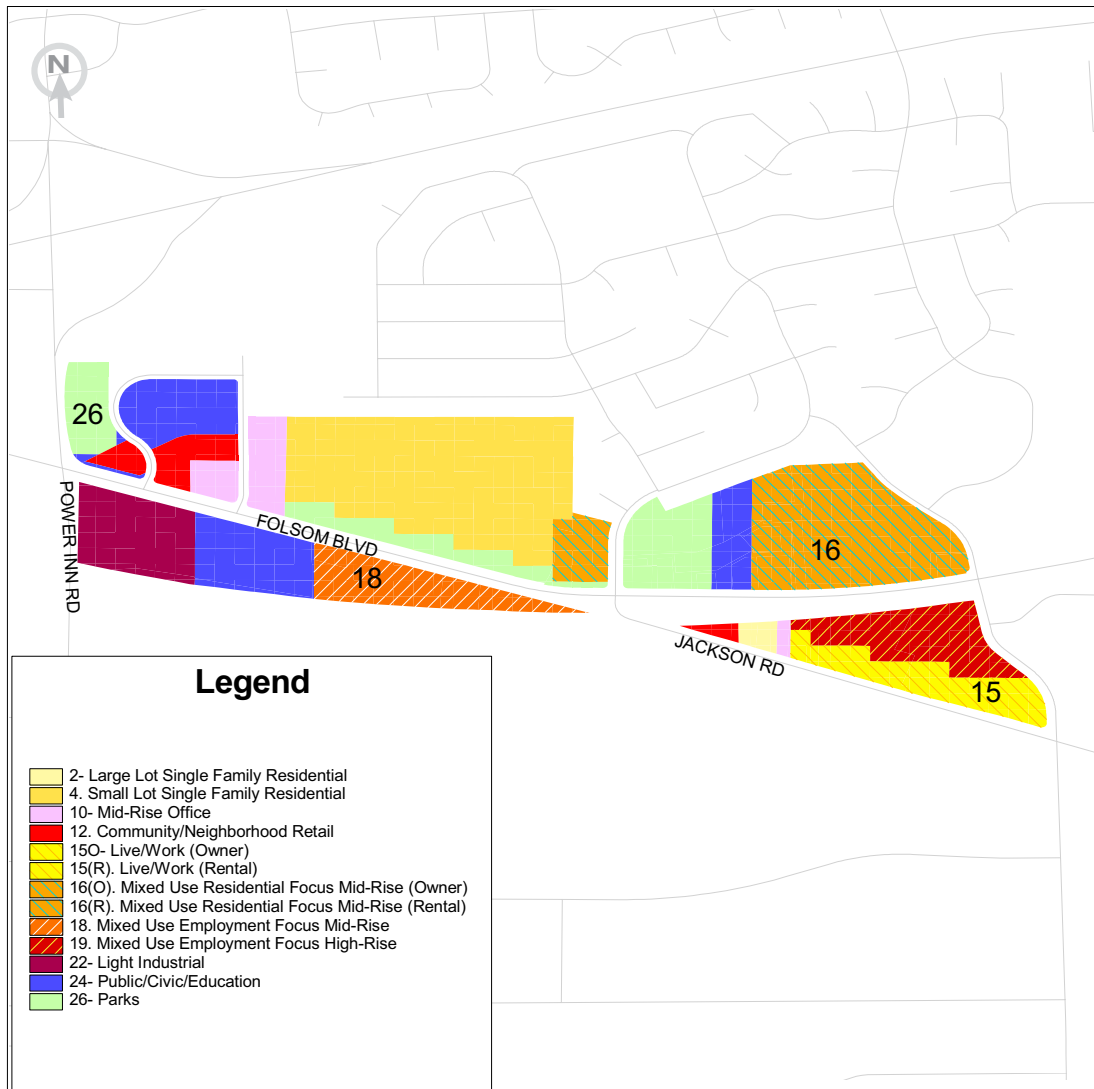
**See College Greens Detailed Indicators for more information*

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TABLE 9

College Greens— Smart Growth Scenario



Key Land Uses Featured



26 Parks



18 Mixed-Use Employment Focus Mid-Rise



16 Mixed-Use Residential Focus Mid-Rise



15 Live/Work

Key Elements of Planning Scenario

Citizens desired 2 to 3 story mixed-use developments to replace current commercial strip development on Folsom Blvd. The group improved pedestrian walkways along Folsom Blvd. and between adjacent neighborhoods. Specific features of the plan include:

- Jackson Hwy re-routed for pedestrian safety
- Transit-oriented high-rise development along Folsom Blvd.
- Underground light rail along Folsom Blvd.
- Pedestrian access improvements throughout entire study area

Resulted in the following changes from base case:

- Capacity for 600 more employees
- Capacity for 800 more dwelling units
- Improved land use mix from 5 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,420
Total Residents	3,288
Employees per Dwelling Unit	2.59
Total Dwelling Units	1,321
Retail Jobs	1,832
Office Jobs	1,196
Industrial Jobs	102
Public Jobs	289
Pedestrian Friendliness (5 = exceptionally good)	3.17

*See College Green Detailed Indicators for more information

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College Greens

Table 9
Smart
Growth

	Base Case	Smart Growth
Total Employees	2,812	3,420
Total Dwelling Units	509	1,321
Total Residents	1,777	3,288
Employees per Dwelling Unit	5.5	2.6
Retail Jobs	2,051	1,832
Office Jobs	394	1,196
Industrial Jobs	188	102
Public Jobs	180	289
Pedestrian Friendliness (1 = worst, 5 = best)"	2.4	3.2

Transportation PLACE³S Indicators
 Changes from Base Case*

Table 9
Smart
Growth

	Base Case	Smart Growth
Change in VT per Household	1%	-9%
Change in VMT per Household	2%	-10%
Change in VT per Retail Job	0%	-23%
Change in VMT per Retail Job	0%	-26%
Change in VT per Non-Retail Job	0%	-27%
Change in VMT per Non-Retail Job	0%	-37%
Change in Light Rail/BRT Boardings	0%	117

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

BRT = Bus Rapid Transit

* 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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