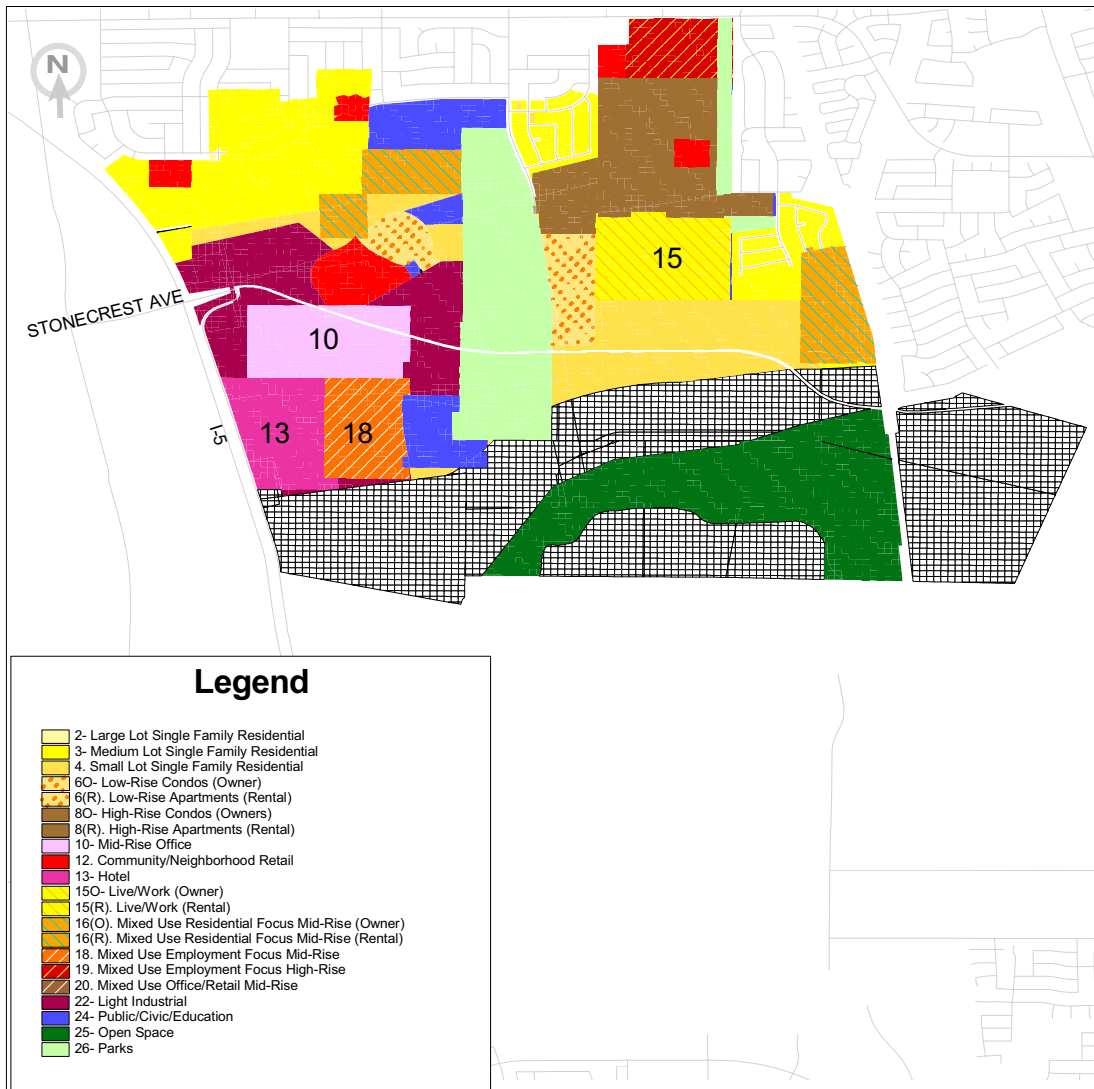


Delta Shores— Smart Growth Scenario



**Key Land Uses Featured**



15 Live/Work



10 Mid-Rise Office



13 Hotel



18 Mixed-Use Employment Focus Mid-Rise

**Key Elements of Planning Scenario**

Participants concentrated on housing and mixed-use developments around future light rail station. Linear parks were added around higher capacity housing to provide pedestrian access to transit stop. Specific features of the plan include:

- 6 story condos and mixed-use office/retail near transit stop
- Senior housing near transit stop
- Industrial designated lands reclaimed for housing, hotel/conference center, and a regional park
- Housing capacity increased throughout study area
- Regional park to connect with open space along Morrison Creek
- Business park, hotel and conference center along I-5

Resulted in the following changes from base case:

- Capacity for 14,000 more employees
- Capacity for 12,000 more dwelling units
- Improved land use mix from 2 to 1 employees per dwelling unit

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

Total Employees .....	28,703
Total Residents .....	37,209
Employees per Dwelling Unit .....	1.51
Total Dwelling Units .....	19,051
Retail Jobs .....	13,982
Office Jobs .....	11,582
Industrial Jobs .....	1,712
Public Jobs .....	1,427
Pedestrian Friendliness (5 = exceptionally good) .....	3.16

*\*See Delta Shores Detailed Indicators for more information*

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Delta Shores

	Base Case	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth
Total Employees .....	14,906	17,119	11,151	28,703	13,715
Total Dwelling Units .....	6,849	11,207	8,076	19,051	9,535
Total Residents .....	18,406	27,760	18,977	37,209	23,993
Employees per Dwelling Unit .....	2.2	1.5	1.4	1.5	1.4
Retail Jobs .....	1,437	3,939	6,317	13,982	6,525
Office Jobs .....	3,435	11,391	3,330	11,582	2,417
Industrial Jobs .....	4,416	603	0	1,712	82
Public Jobs .....	5,618	1,188	1,503	1,427	4,691
"Pedestrian Friendliness (1 = worst, 5 = best)" .....	2.8	3.0	3.6	3.2	2.5

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

	Base Case	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth
Change in VT per Household .....	0%	-2%	0%	-9%	0%
Change in VMT per Household .....	0%	-22%	-14%	-32%	-24%
Change in VT per Retail Job .....	0%	-11%	-10%	-30%	-20%
Change in VMT per Retail Job .....	0%	-17%	-17%	-43%	-36%
Change in VT per Non-Retail Job .....	0%	-1%	-17%	-19%	-10%
Change in VMT per Non-Retail Job .....	0%	-3%	-32%	-34%	-23%

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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