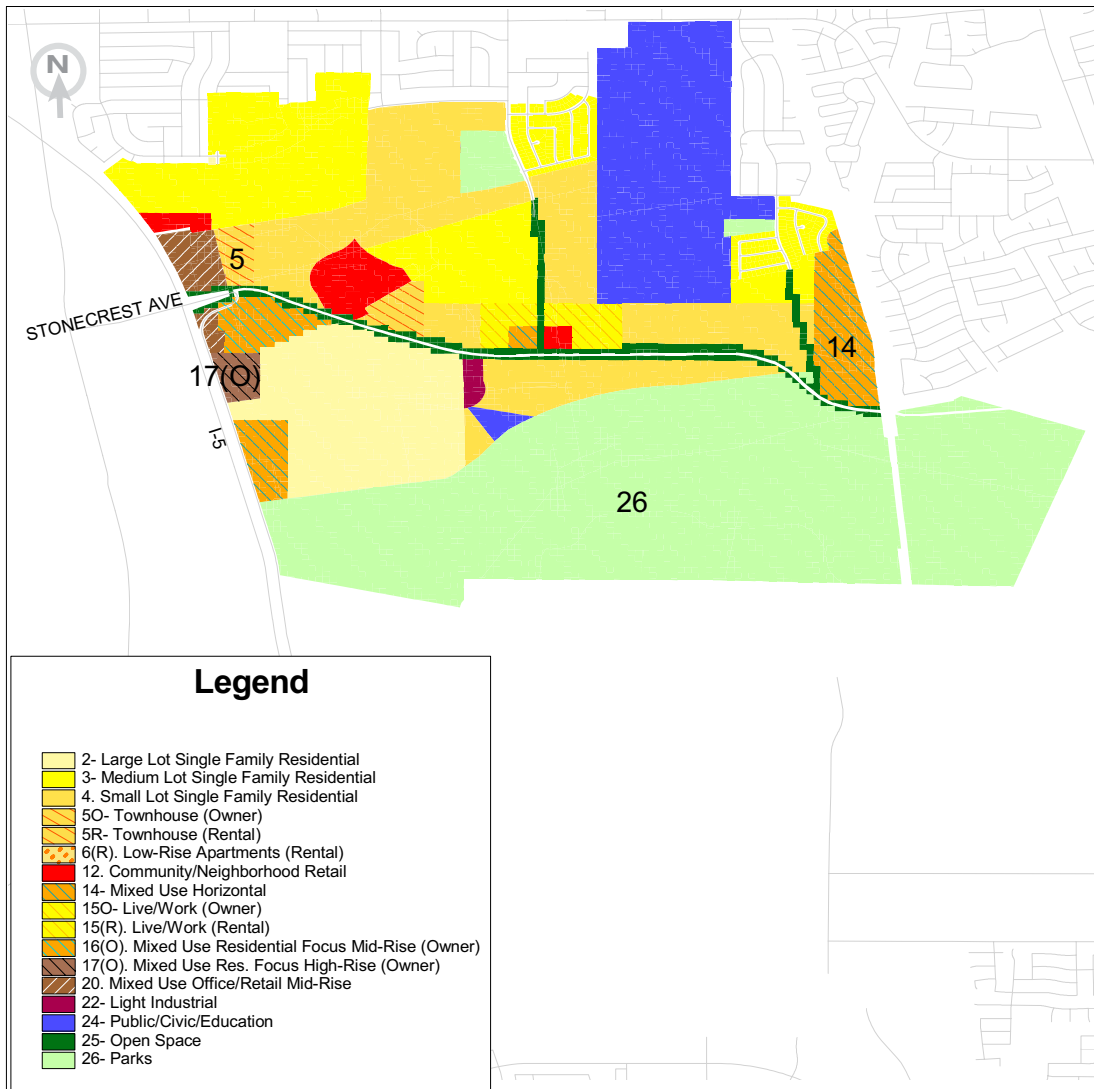


TABLE 13

Delta Shores— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



14 Mixed-Use Retail/
Residential Horizontal



17 Mixed-Use
Residential Focus
High-Rise



26 Parks

Legend

- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 5O- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 6(R). Low-Rise Apartments (Rental)
- 12. Community/Neighborhood Retail
- 14- Mixed Use Horizontal
- 15O- Live/Work (Owner)
- 15(R). Live/Work (Rental)
- 16(O). Mixed Use Residential Focus Mid-Rise (Owner)
- 17(O). Mixed Use Res. Focus High-Rise (Owner)
- 20. Mixed Use Office/Retail Mid-Rise
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

Key Elements of Planning Scenario

Participants focused on vacant lands in the southern half of the study area. Large-lot single-family homes along Morrison Creek open space. Industrial lands reclaimed for mixed-use buildings and housing. Specific features of the plan include:

- Open space corridor extended north along 24th St. for pedestrian access
- Horizontal mixed-use development along future light rail corridor to create a public square atmosphere
- Large lot single-family homes along open space
- Schools near greenbelts
- Live/work lofts near retail

Resulted in the following changes from base case:

- Capacity for employees decreased by 1,100
- Capacity for 2,600 more dwelling units
- Improved land use mix from 2 to 1 employees per dwelling unit

PLACE³S Indicators

Total Employees	13,715
Total Residents	23,993
Employees per Dwelling Unit	1.44
Total Dwelling Units	9,535
Retail Jobs	6,525
Office Jobs	2,417
Industrial Jobs	82
Public Jobs	4,691
Pedestrian Friendliness (5 = exceptionally good)	2.45

**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 PLACE³S 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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