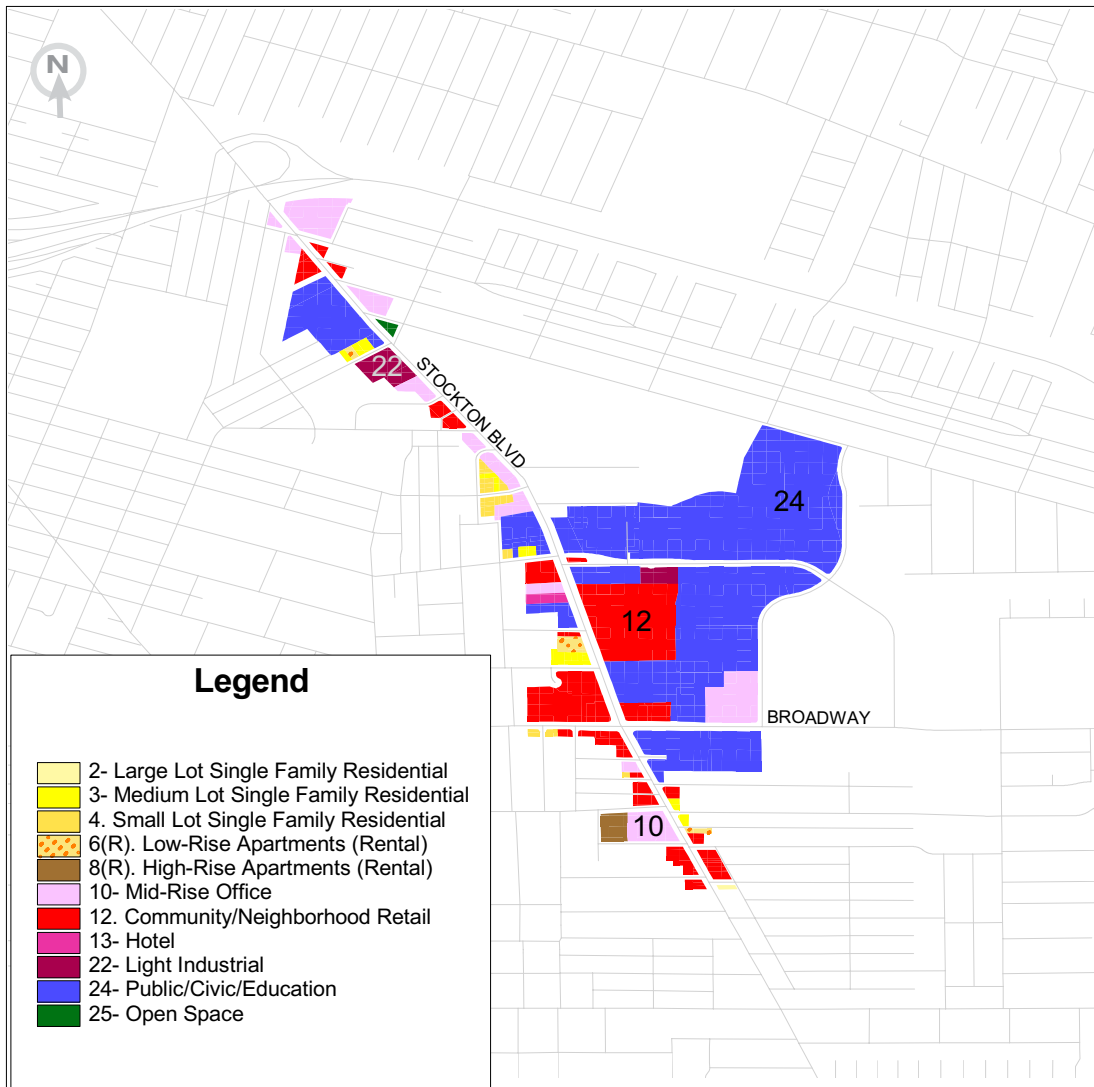


Stockton Boulevard



Key Land Uses Featured



22 Light Industrial



24 Public/Civic/ Education



12 Community/ Neighborhood Retail



10 Mid-Rise Office

Key Elements of Base Case

Stockton Blvd., which runs through the study area, will have bus rapid transit in the future. Specific features of the base case include:

- UC Davis Medical Center

PLACE³S Indicators

Total Employees	3,611
Total Residents	298
Employees per Dwelling Unit	24.7
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	1%

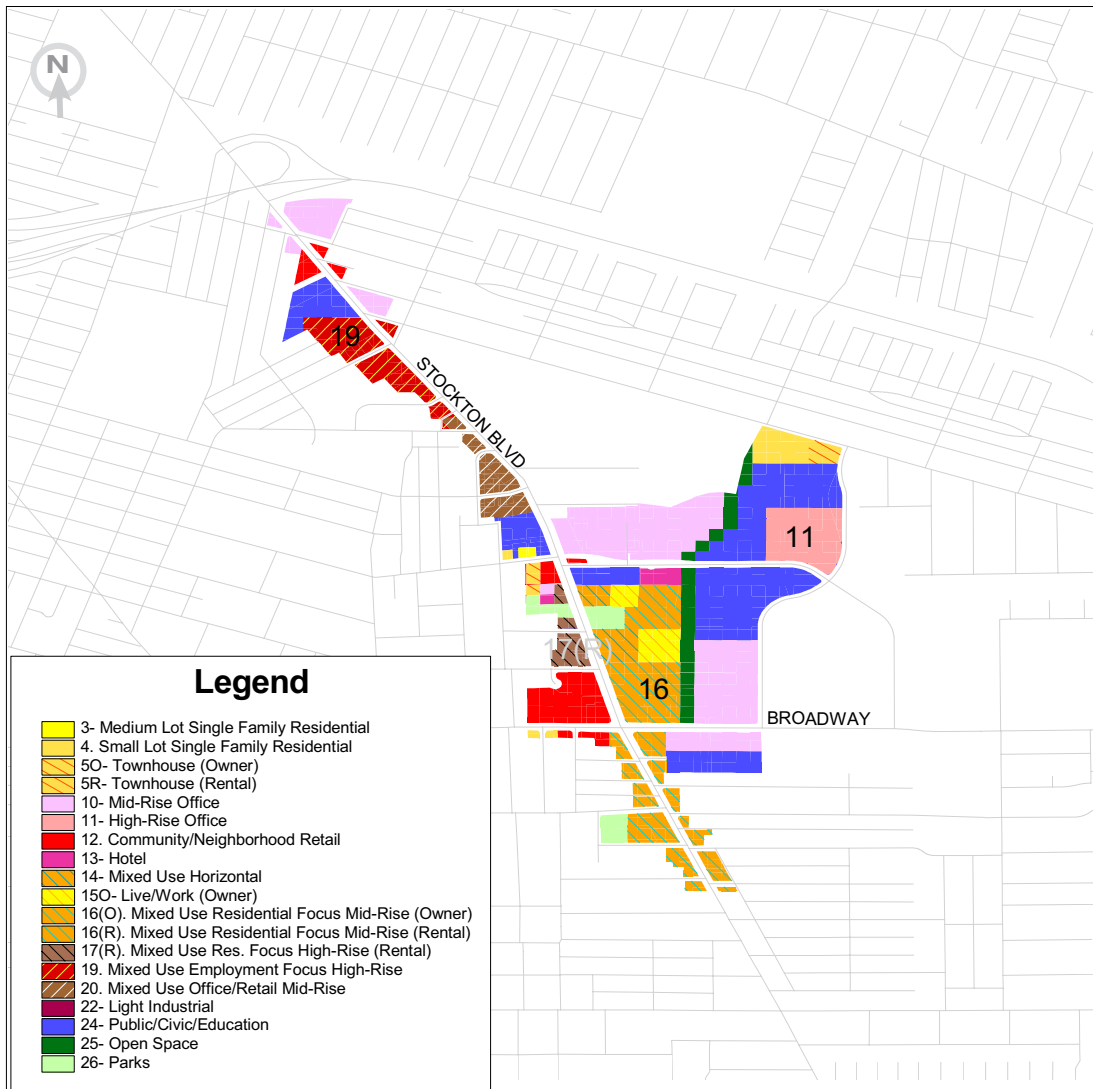
**See Stockton Boulevard Detailed Indicators for more information*

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TABLE 6

Stockton Boulevard— Smart Growth Scenario



Key Land Uses Featured



19 Mixed-Use Employment Focus High-Rise



11 High-Rise Office



17 Mixed-Use Residential Focus High-Rise



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

Residents focused on health and fitness development to complement the existing UCD Medical Center. The group expanded the Center by adding an “all hours” commercial, arts, and entertainment center and surrounded it with housing for staff. Specific features of the plan include:

- Greenbelts interconnected throughout Medical Center to provide pedestrian access and fitness activity
- Mid-rise offices and mixed-use development south of Broadway
- Four- to five-story mixed-use development along Stockton Blvd.
- Tree-lined streetscape on Stockton Blvd. with wide sidewalks and bike paths to encourage pedestrian and fitness activity

Resulted in the following changes from base case:

- Capacity for 2,600 more employees
- Capacity for 900 more dwelling units
- Improved land use mix from 25 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,283
Total Residents	1,996
Employees per Dwelling Unit	5.91
Total Dwelling Units	1,063
Retail Jobs	2,273
Office Jobs	3,404
Industrial Jobs	0
Public Jobs	607
Pedestrian Friendliness (5 = exceptionally good)	3.44

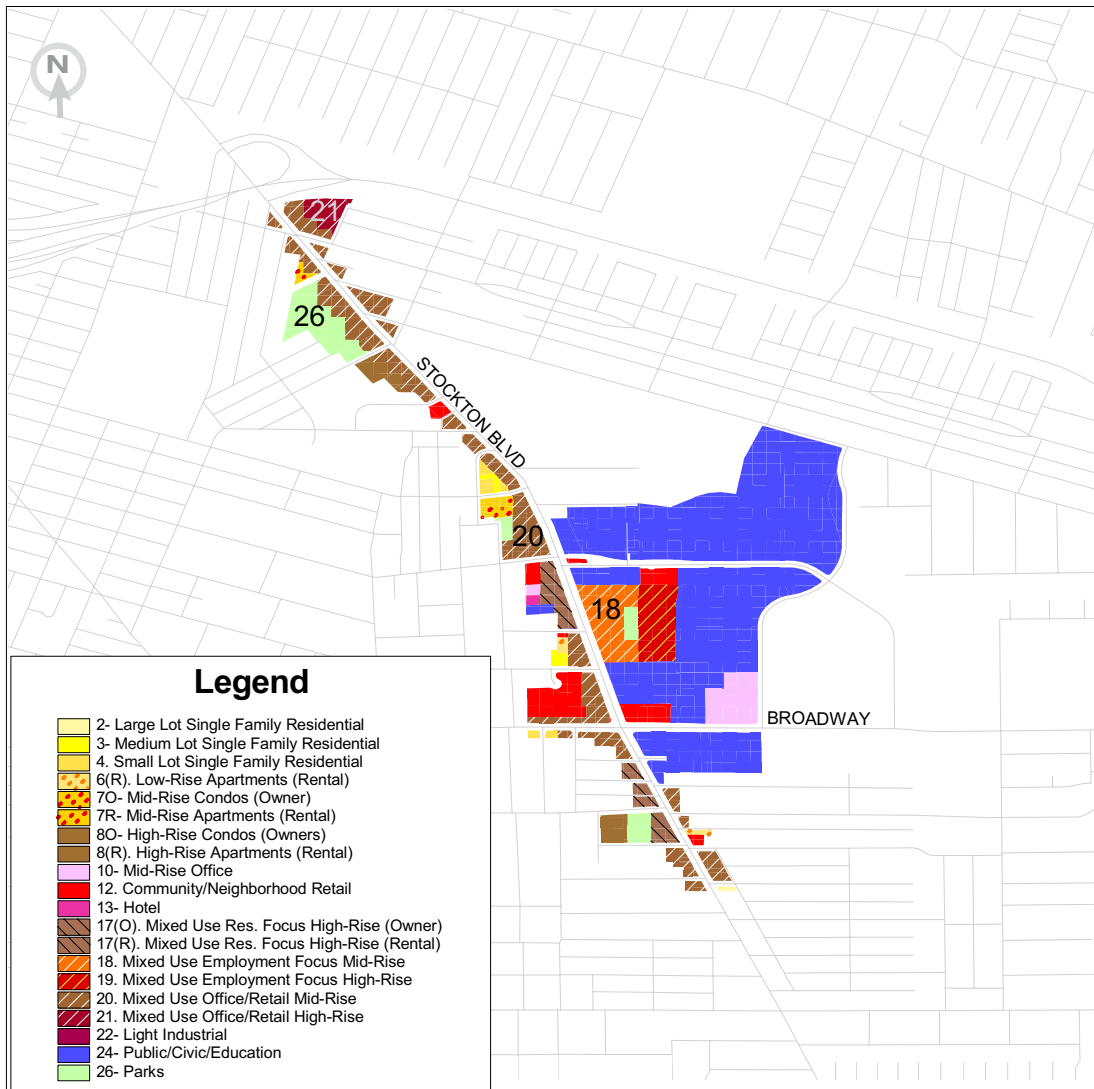
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TABLE 7

Stockton Boulevard— Smart Growth Scenario



Key Land Uses Featured



21 Mixed-Use Retail/Office High-Rise



26 Parks



20 Mixed-Use Retail/Office Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

This group focused on a pedestrian-oriented land use scenario with bike lanes and pedestrian bridges over Stockton Blvd. Citizens favored underground parking to create a pedestrian friendly community. Participants desire mixed-use development with senior housing near medical facilities. Specific features of the plan include:

- Bike lanes and pedestrian bridges over Stockton Blvd.
- Mixed-use developments along Stockton Blvd.
- Senior housing near hospital
- Bus rapid transit lines on Stockton Blvd.
- Underground parking

Resulted in the following changes from base case:

- Capacity for 1,400 more employees
- Capacity for 700 more dwelling units
- Improved land use mix from 25 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	5,102
Total Residents	1,536
Employees per Dwelling Unit	6.04
Total Dwelling Units	845
Retail Jobs	1,796
Office Jobs	1,963
Industrial Jobs	0
Public Jobs	1,344
Pedestrian Friendliness (5 = exceptionally good)	3.26

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DETAILED INDICATORS

Stockton Boulevard

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth
Total Employees	3,611	6,283	5,102
Total Residents	298	1,996	1,536
Employees per Dwelling Unit	24.7	5.9	6.0
Total Dwelling Units	146	1,063	845
Retail Jobs	1,279	2,273	1,796
Office Jobs	765	3,404	1,963
Industrial Jobs	43	0	0
Public Jobs	1,523	607	1,344
Pedestrian Friendliness	2.8	3.4	3.3

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth
Change in VT per Household	1%	-19%	-13%
Change in VMT per Household	1%	-16%	-9%
Change in VT per Retail Job	0%	-32%	-19%
Change in VMT per Retail Job	0%	-35%	-19%
Change in VT per Non-Retail Job	0%	-17%	-12%
Change in VMT per Non-Retail Job	0%	-34%	-21%

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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