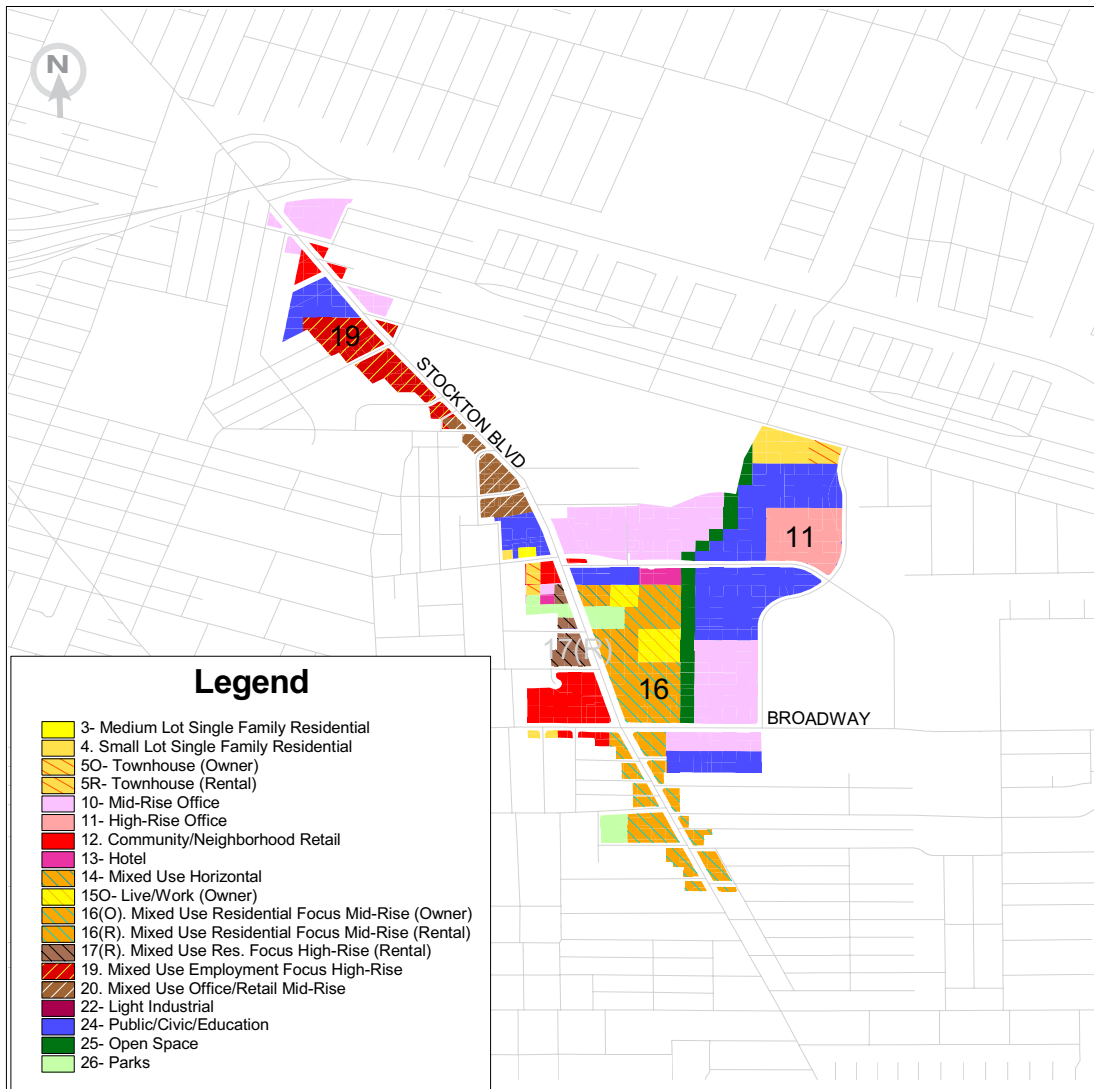


TABLE 6

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

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

*\*See Stockton Boulevard Detailed Indicators for more information*

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# DETAILED INDICATORS

## Stockton Boulevard

	<b>Base Case</b>	<b>Table 6 Smart Growth</b>	<b>Table 7 Smart Growth</b>
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 PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	<b>Base Case</b>	<b>Table 6 Smart Growth</b>	<b>Table 7 Smart Growth</b>
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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