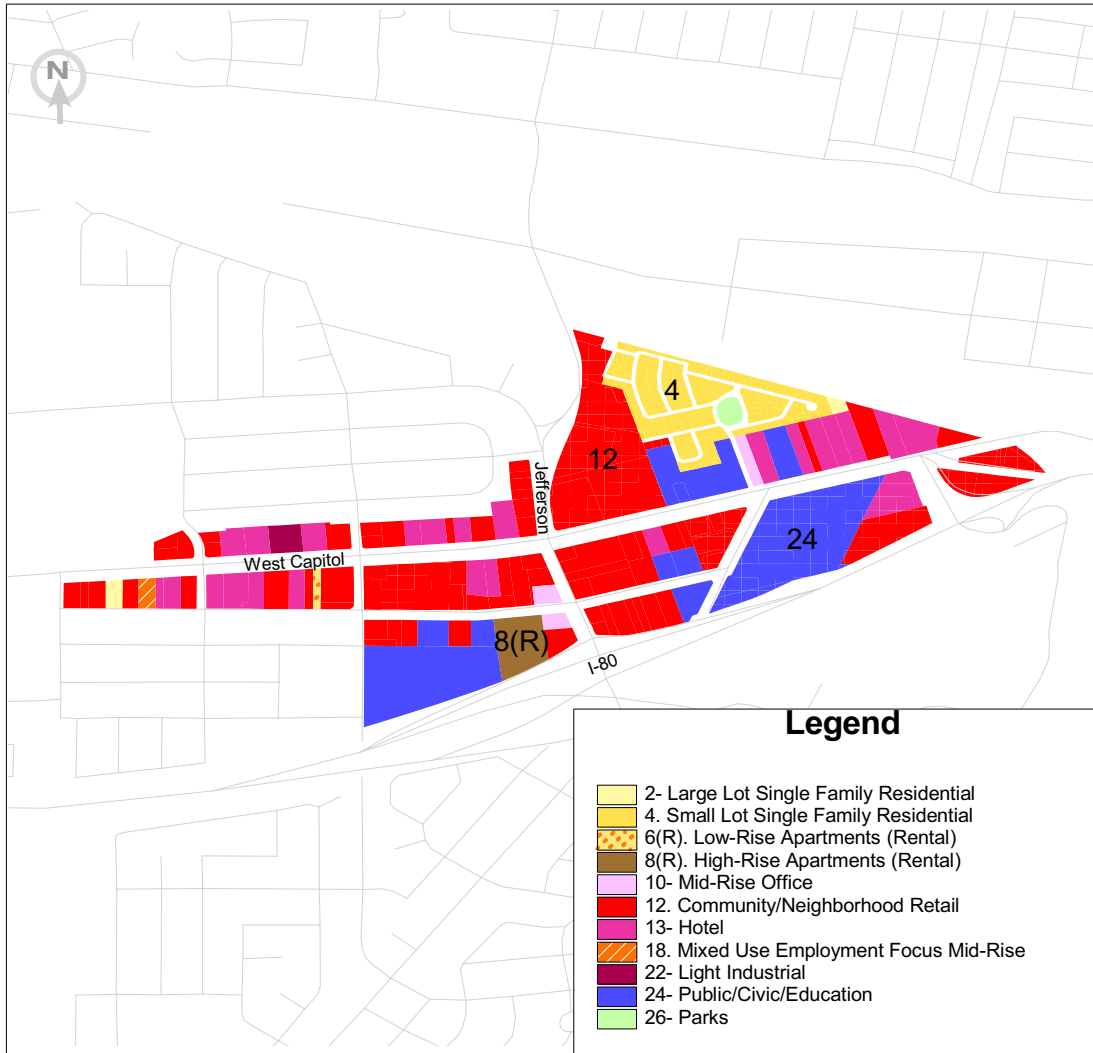


Central Business District



Key Land Uses Featured



4 Small Lot Single Family Residential



12 Community/Neighborhood Retail



24 Public/Civic/Education



8(R) High-Rise Apartments (Rental)

Key Elements of Base Case

This site has a great location, being so close to the river and to the Raley Field. Plans are underway for a new library, senior center, and important street changes. Specific features of the base case include:

- Civic center
- Vacant, under-utilized lots
- Future light rail

PLACE³S Indicators

Total Employees	3,957
Total Residents	778
Employees per Dwelling Unit	11.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	0%

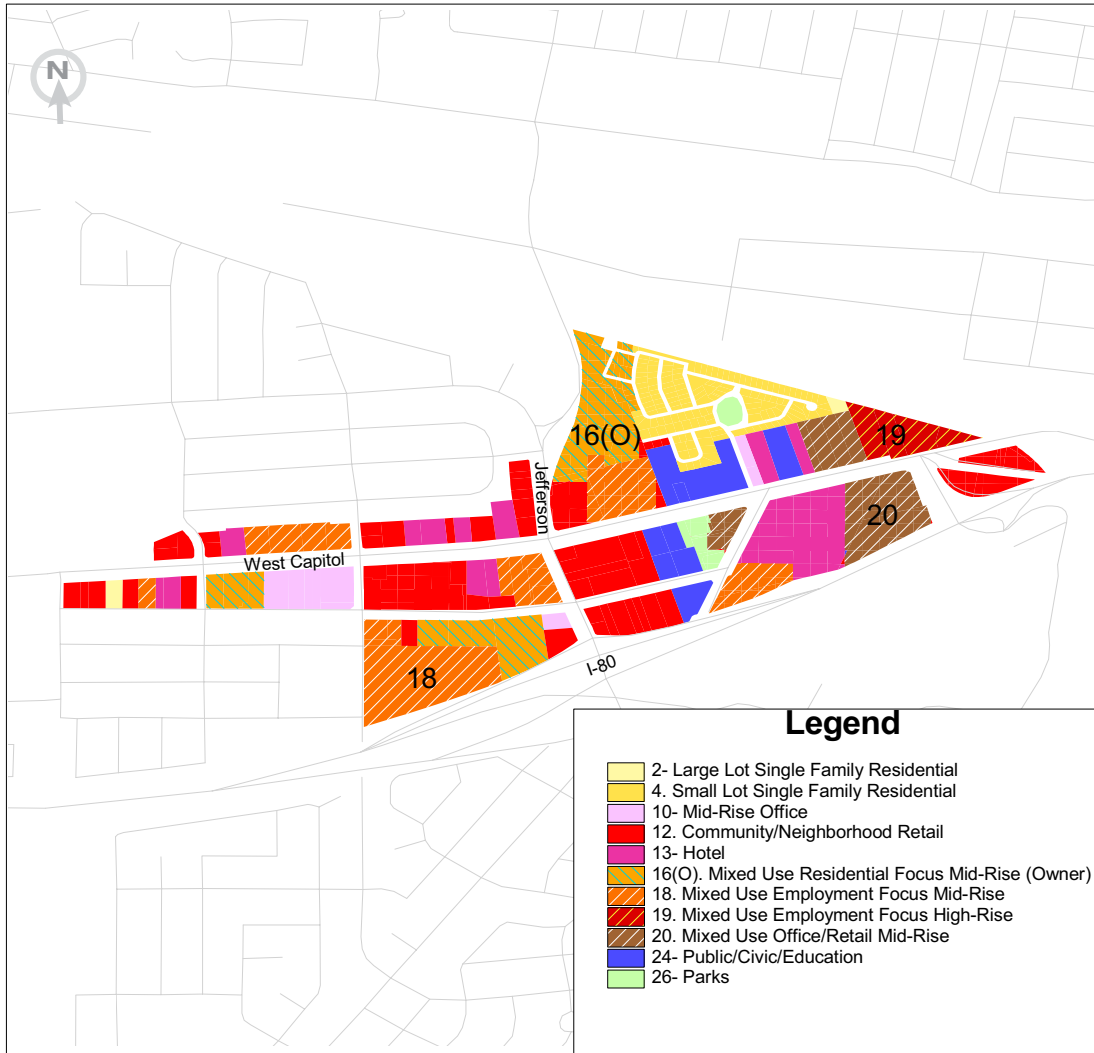
*See Central Business District Detailed Indicators for more information

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

TABLE 1

Central Business District— Smart Growth Scenario



Key Land Uses Featured



19 Mixed-Use Employment Focus High-Rise



16 Mixed-Use Residential Focus Mid-Rise



20 Mixed-Use Retail/Office Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

This group increased the study area’s capacity of office jobs and dwelling units by concentrating mixed-use development around an expanded civic center. Specific features of the plan include:

- Senior housing (mid-rise mixed-use residential) close to civic center
- Pedestrian walkways
- Community Design nominee: Light rail with streetscape improvements to attract development

Resulted in the following changes from base case:

- Capacity for 1,600 more employees
- Capacity for 600 more dwelling units
- Improved land use mix from 11 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	5,550
Total Residents	1,829
Employees per Dwelling Unit	5.86
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-1%

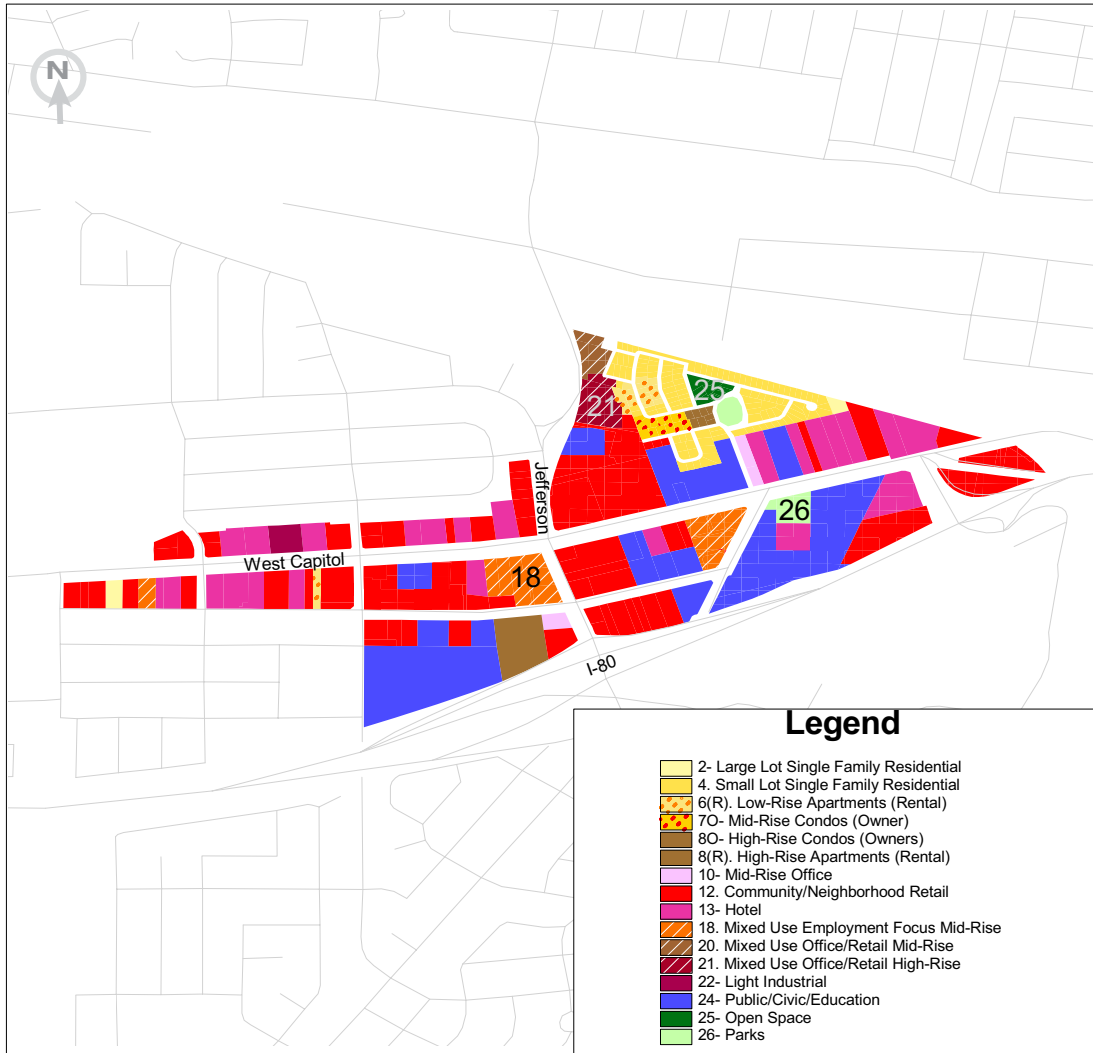
*See Central Business District Detailed Indicators for more information

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

TABLE 2

Central Business District— Smart Growth Scenario



Key Land Uses Featured



25 Open Space



21 Mixed-Use Retail/ Office High-Rise



26 Parks



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

This group moderately increased the study area’s capacity of office jobs and dwelling units by concentrating land use around the civic center. Specific features of the plan include:

- Increased bus service on West Capitol
- College
- Convention center
- Safe pedestrian crossings on West Capitol Blvd.
- Open space and parks
- Fire station
- Senior center

Resulted in the following changes from base case:

- Capacity for 300 more employees
- Capacity for 100 more dwelling units
- Improved land use mix from 11 to 9 employees per dwelling unit

PLACE³S Indicators

Total Employees	4,226
Total Residents	979
Employees per Dwelling Unit	8.62
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-1%

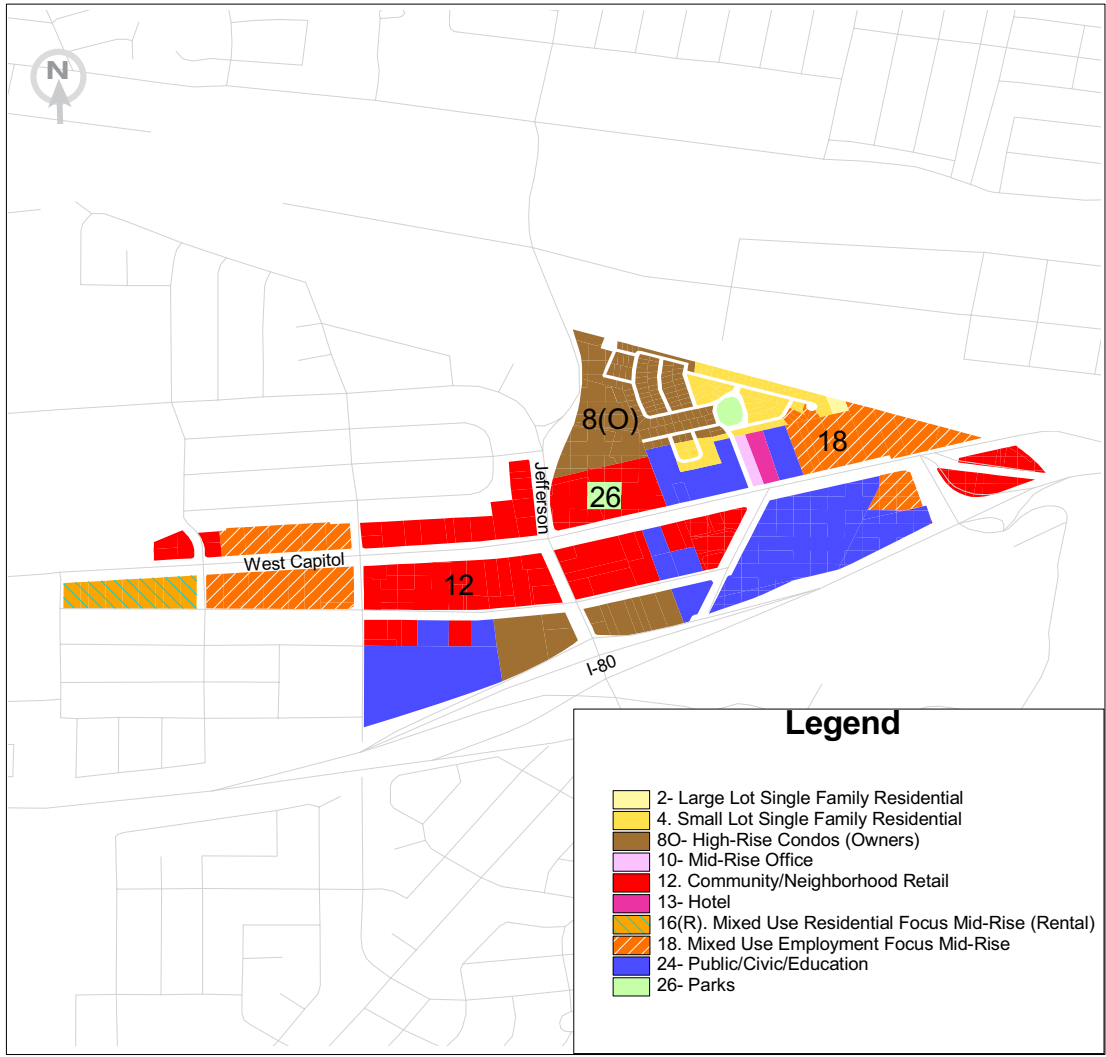
**See Central Business District Detailed Indicators for more information*

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

TABLE 3

Central Business District— Smart Growth Scenario



Key Land Uses Featured



8(O) High-Rise Condos (Owner)



18 Mixed-Use Employment Focus Mid-Rise



26 Parks



12 Community/Neighborhood Retail

Key Elements of Planning Scenario

This group removed hotels to boost commercial concentration along West Capitol. This resulted in increased capacity for office jobs and decreased the capacity for retail jobs. The table members also added a substantial amount of residential, greatly improving the jobs/housing balance. Specific features of the plan include:

- Mid-rise mixed-use employment-focus
- High-rise condos near civic center
- Mid-rise mixed-use residential near baseball park
- Increased bus service
- Improved pedestrian safety
- Greenbelts with bike/ped trails

Resulted in the following changes from base case:

- Capacity for 300 fewer employees
- Capacity for 1,500 more dwelling units
- Improved land use mix from 11 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,663
Total Residents	3,462
Employees per Dwelling Unit	1.94
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

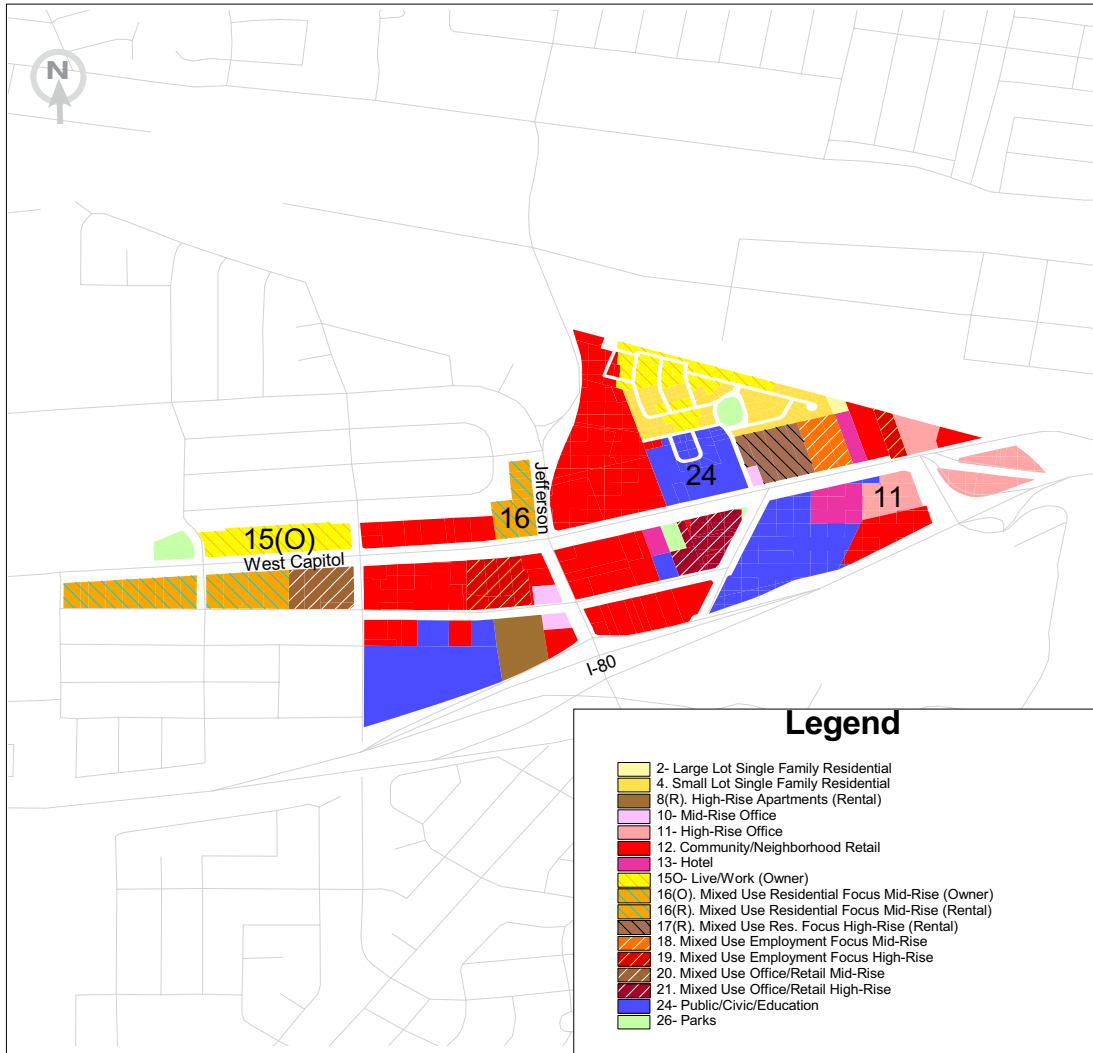
**See Central Business District Detailed Indicators for more information*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

TABLE 4

Central Business District— Smart Growth Scenario



Key Land Uses Featured



24 Public/Civil/Education



11 High-Rise Office



16 Mixed-Use Residential Focus Mid-Rise



15 Live/Work

Key Elements of Planning Scenario

This group added dwelling units by replacing existing small-lot homes with live/work and three- and six-story housing. Three- and six-story mixed-use offices help supply capacity for 2,000 of the new jobs. Specific features of the plan include:

- Expanded civic center
- More trees
- Parks

Resulted in the following changes from base case:

- Capacity for 2,100 more employees
- Capacity for 800 more dwelling units
- Improved land use mix from 11 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,041
Total Residents	2,166
Employees per Dwelling Unit	5.17
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	-11%

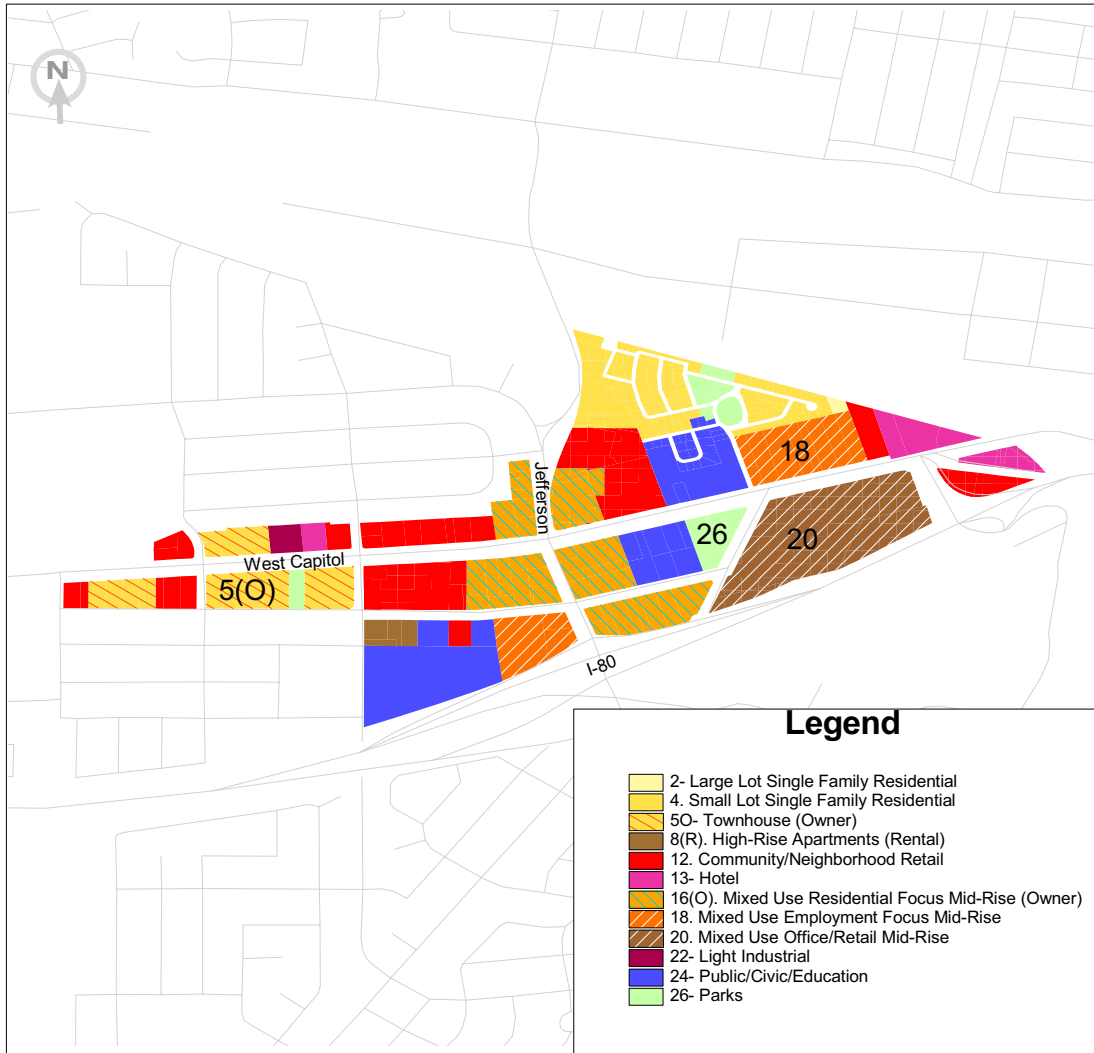
**See Central Business District Detailed Indicators for more information*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

TABLE 5

Central Business District— Smart Growth Scenario



Key Land Uses Featured



18 Mixed-Use Employment Focus Mid-Rise



26 Parks



20 Mixed-Use retail/Office Mid-Rise



5(O) Townhouse (Owner)

Key Elements of Planning Scenario

This group added 430 units of mid-rise condos and by building 150 units of townhouses gathered around a park. Specific features of the plan include:

- Expanded library/civic center to include senior and community center
- Light rail
- Mid-rise mixed-use office/retail in place of existing monastery
- Hotel near ballpark to serve as “gateway”

Resulted in the following changes from base case:

- Capacity for 200 more employees
- Capacity for 600 more dwelling units
- Improved land use mix from 11 to 4 employees per dwelling unit

PLACE³S Indicators

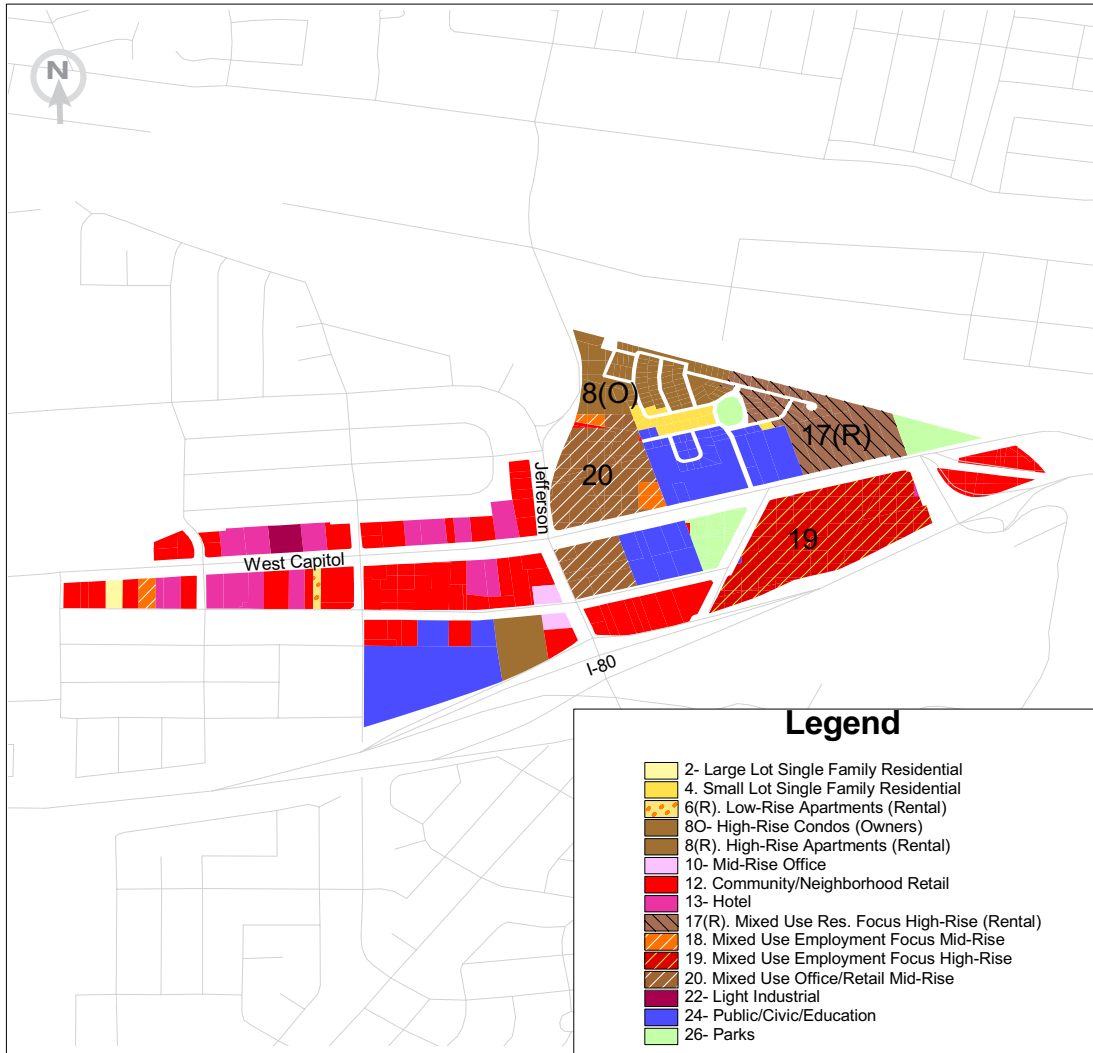
Total Employees	4,157
Total Residents	2,003
Employees per Dwelling Unit	4.33
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	-5%

*See Central Business District Detailed Indicators for more information

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

Central Business District— Smart Growth Scenario



Key Land Uses Featured



8(O) High-Rise Condos (Owner)



17(R) Mixed-Use Residential Focus High-Rise (Rental)



20 Mixed-Use retail/Office Mid-Rise



19 Mixed-Use Employment Focus High-Rise

Key Elements of Planning Scenario

High-rise mixed-use and high-rise condos are responsible for the increased jobs and housing capacities. Specific features of the plan include:

- Community Design nominee: light rail station between existing civic center and new library/senior center
- Added park next to civic center
- Converted monastery to high-rise mixed-use employment
- Restaurants and park next to ballpark

Resulted in the following changes from base case:

- Capacity for 2,600 more employees
- Capacity for 1,800 more dwelling units
- Improved land use mix from 11 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,614
Total Residents	3,968
Employees per Dwelling Unit	3.02
Pedestrian Friendliness (1 = worst, 5 = best)	3.3
Change in Vehicle Miles Traveled per Household from Base Case*	-18%

**See Central Business District Detailed Indicators for more information*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

DETAILED INDICATORS

Central Business District

	Base Case*	Table1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth	Table6 Smart Growth
Total Employees	3,957	5,550	4,226	3,663	6,041	4,157	6,614
Total Dwelling Units	357	948	490	1,889	1,168	960	2,192
Total Residents	778	1,829	979	3,462	2,166	2,003	3,968
Employees per Dwelling Unit	11.1	5.86	8.62	1.94	5.17	4.33	3.02
Retail Jobs	3,096	3,640	2,881	2,570	3,294	2,485	4,220
Office Jobs	289	1,745	748	482	2,263	1,275	1,938
Industrial Jobs	14	0	14	0	0	14	14
Public Jobs	558	164	583	611	484	383	442
Pedestrian Friendliness (1 = worst, 5 = best)	2.6	3.2	2.7	3.1	3.1	3.1	3.3

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case*	Table1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth	Table6 Smart Growth
Change in VT per Household	0%	-2%	-2%	-8%	-10%	-5%	-19%
Change in VMT per Household	0%	-1%	-1%	-7%	-11%	-5%	-18%
Change in VT per Retail Job	0%	-10%	1%	-7%	-18%	-11%	-22%
Change in VMT per Retail Job	0%	-8%	1%	-5%	-16%	-9%	-14%
Change in VT per Non-Retail Job	0%	-6%	0%	-3%	-12%	-6%	-18%
Change in VMT per Non-Retail Job	0%	-12%	0%	-6%	-32%	-20%	-34%
Change in Light Rail/BRT Boardings ..	0%	47%	22%	39%	57%	44%	159%

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.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org