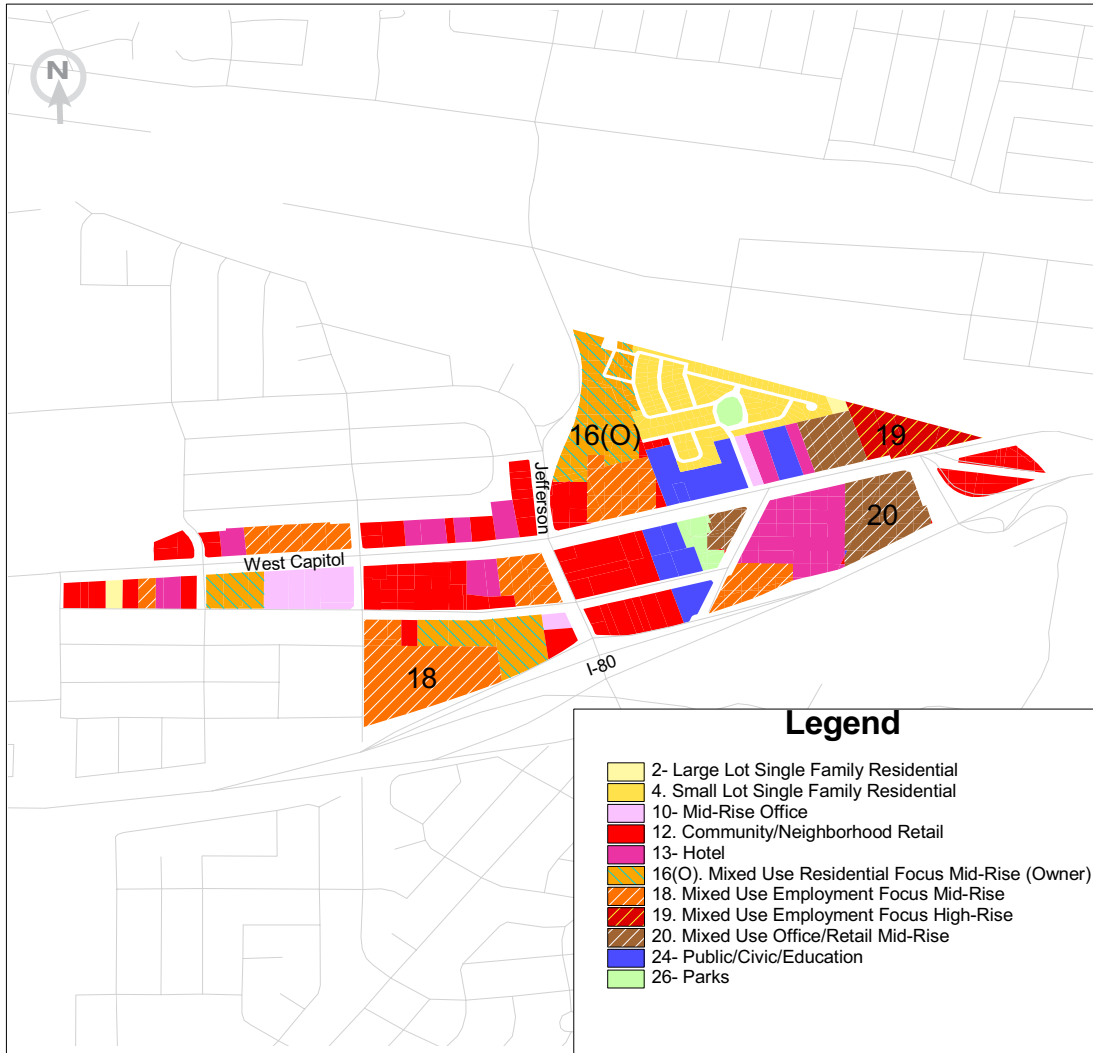


TABLE 1

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

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

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# 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 PLACE<sup>3</sup>S 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.

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