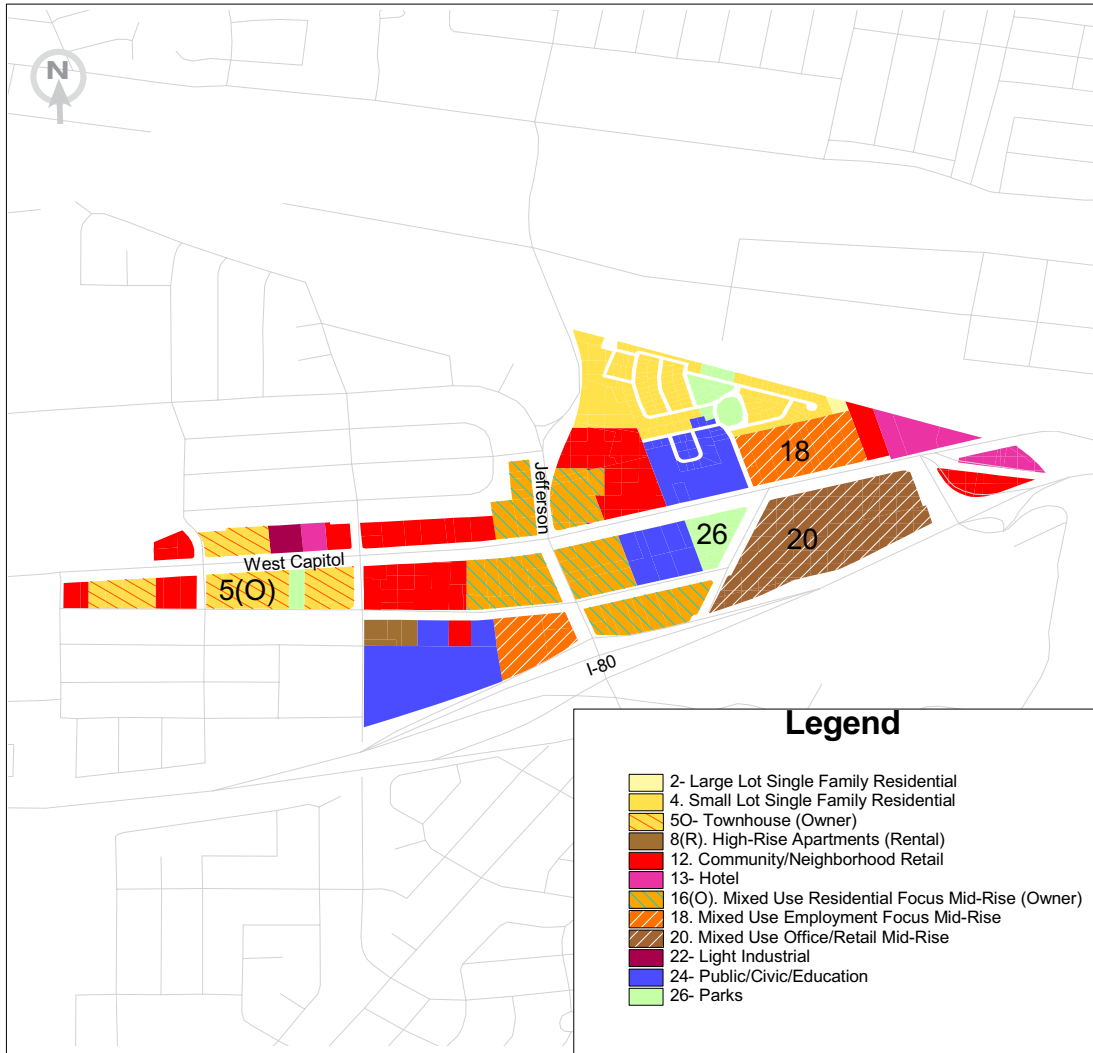


TABLE 5

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

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.

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