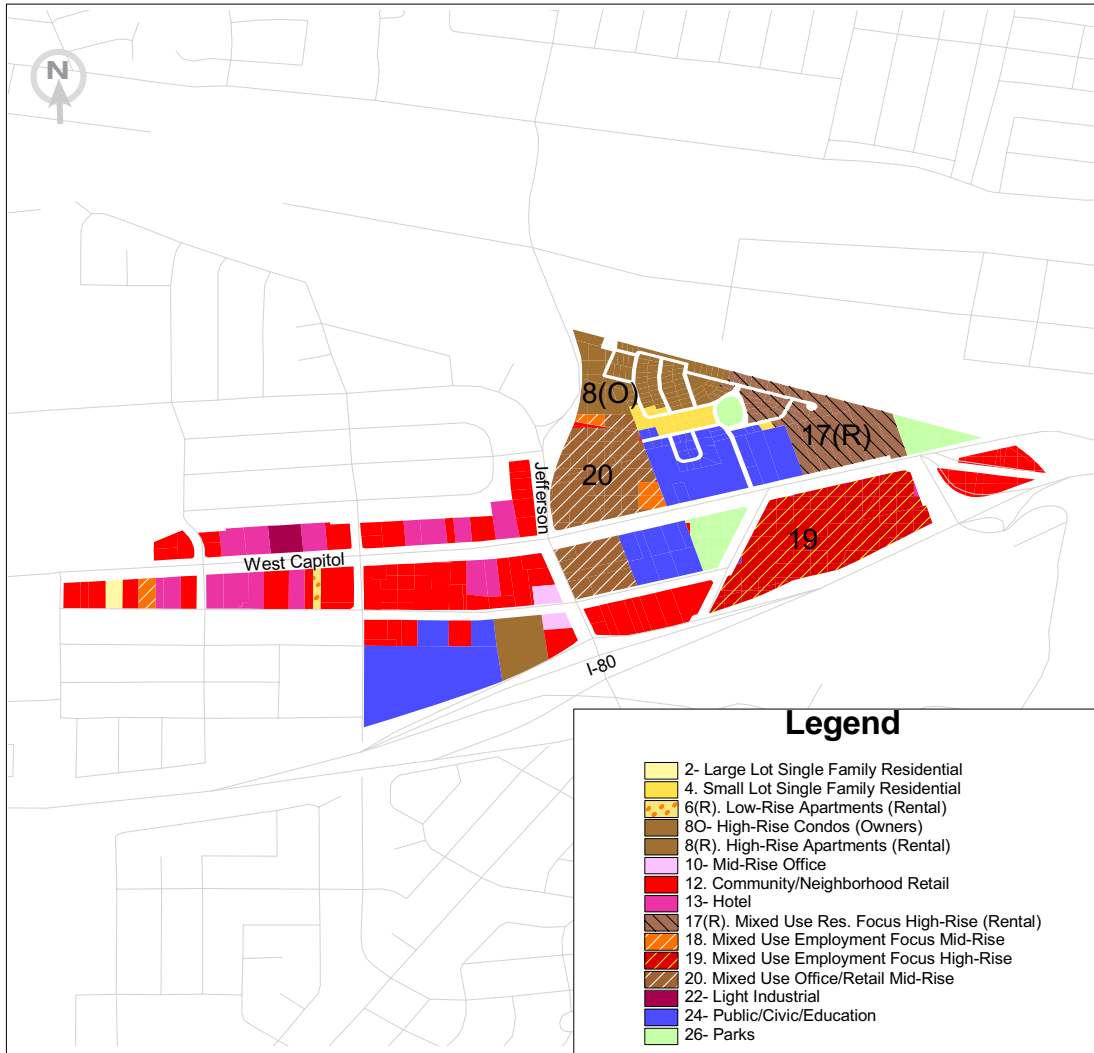


TABLE 6

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.

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