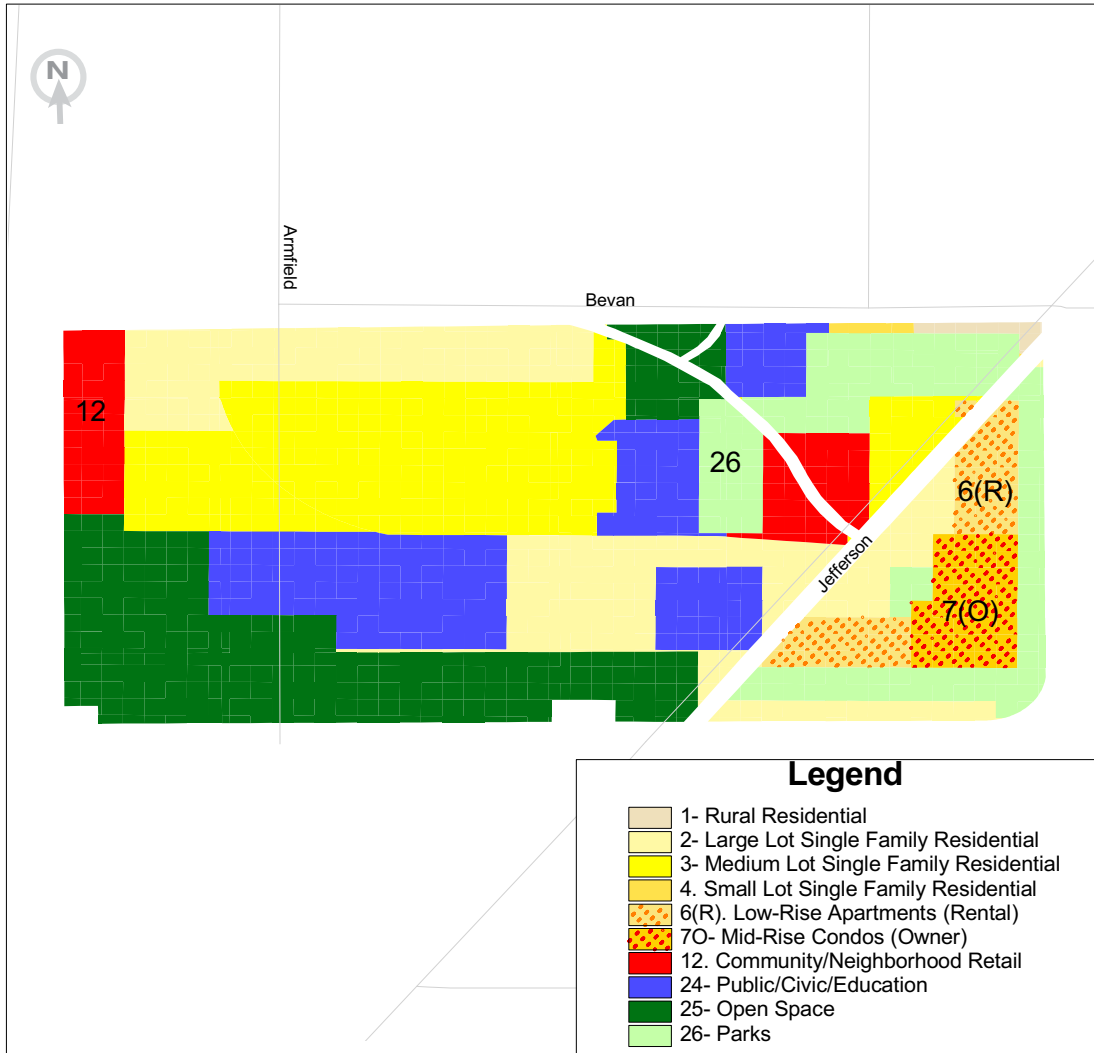


Southport— Smart Growth Planning Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



26 Parks



6(R) Low-Rise Apartments (Rental)



7(O) Mid-Rise Condos (Owner)

Legend

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 6(R). Low-Rise Apartments (Rental)
- 7(O)- Mid-Rise Condos (Owner)
- 12. Community/Neighborhood Retail
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

Key Elements of Planning Scenario

The group at Table 8 split into A and B because they could not reach consensus on whether to keep the area as agriculture or add development. Specific features of the plan include:

- Light rail on Jefferson Blvd.
- Transit-oriented development: low-rise apartments, condos, and neighborhood retail ringed by open space
- Community center
- Police and fire station
- Parks along waterway
- Pedestrian friendly
- Large and medium lot single family along Sacramento River

Resulted in the following changes from base case:

- Capacity for 1,800 more employees
- Capacity for 200 more dwelling units
- Changed land use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,076
Total Residents	2,828
Employees per Dwelling Unit	1.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-29%

**See Southport Detailed Indicators for more information*

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DETAILED INDICATORS

Southport

	Base Case*	Table 7 Smart Growth	Table 8A Smart Growth	Table 8B Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth
Total Employees	283	1,092	2,076	927	3,097	2,070
Total Dwelling Units	1,154	1,161	1,318	469	1,538	1,963
Total Residents	3,173	2,789	2,828	933	3,422	4,213
Employees per Dwelling Unit	0.3	0.9	1.6	2.0	2.0	1.1
Retail Jobs	0	759	1,314	270	1,939	1,298
Office Jobs	0	84	0	393	676	358
Industrial Jobs	0	0	0	0	222	0
Public Jobs	283	250	762	264	260	414
Pedestrian Friendliness (1 = worst, 5 = best)	2.1	2.3	2.5.1	2.9	2.6	2.3

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case*	Table 7 Smart Growth	Table 8A Smart Growth	Table 8B Smart Alternative Plan	Table 9 Smart Growth	Table 10 Smart Growth
Change in VT per Household	0%	-9%	-17%	-21%	-13%	-14%
Change in VMT per Household	0%	-32%	-29%	-44%	-39%	-31%
Change in VT per Retail Job	0%	-28%	-28%	-41%	-36%	-28%
Change in VMT per Retail Job	0%	-43%	-44%	-51%	-47%	-44%
Change in VT per Non-Retail Job	0%	-35%	-39%	-46%	-39%	-39%
Change in VMT per Non-Retail Job	0%	-43%	-43%	-52%	-48%	-43%

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

“* 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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