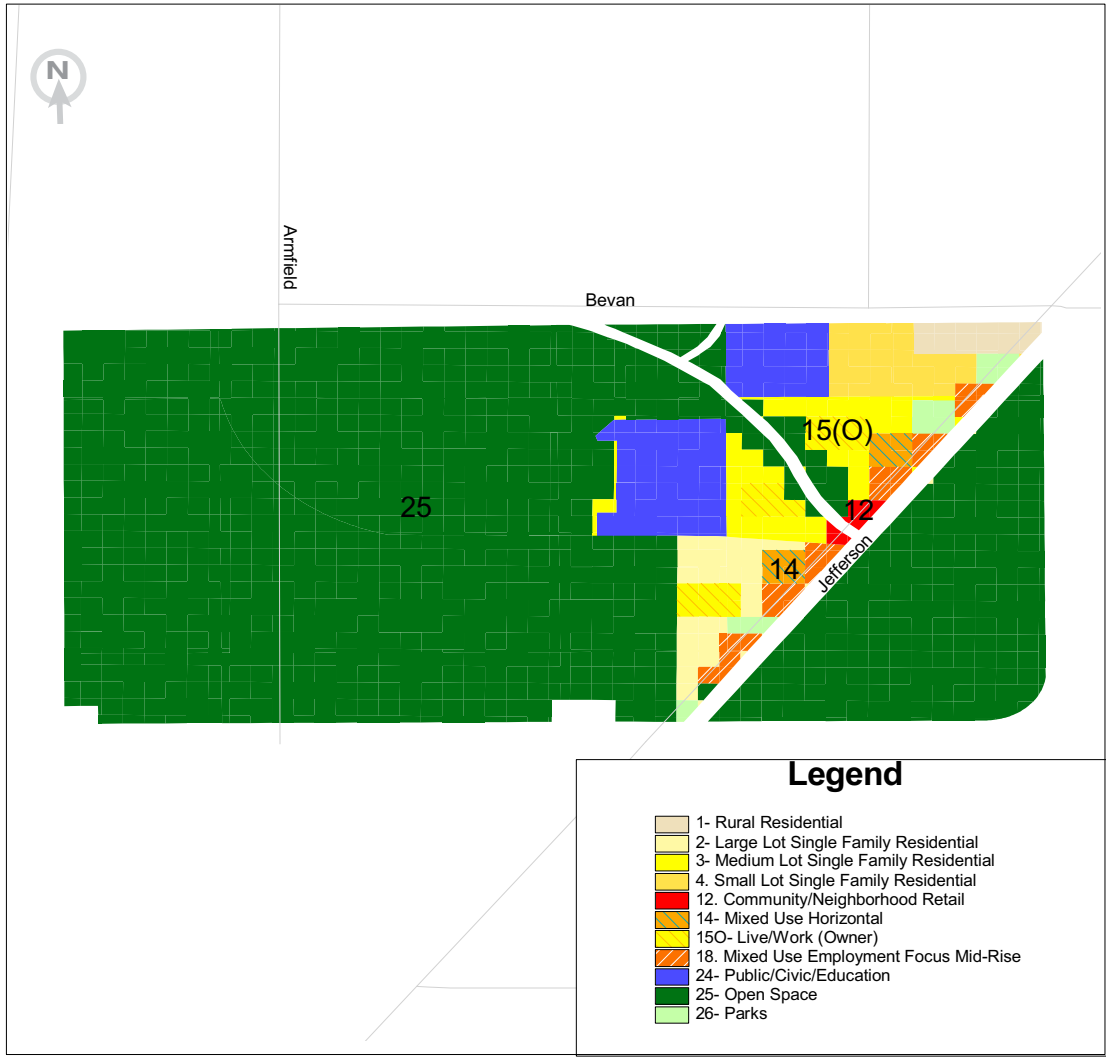


Southport— Smart Growth Scenario



Key Land Uses Featured



5(O) Townhouse (Owner)



12 Community/ Neighborhood Retail



25 Open Space



14 Mixed-Use Retail/ Residential Horizontal

Key Elements of Planning Scenario

This group maintained the area primarily as open space. Growth was concentrated on the north side of Jefferson Blvd, where future light rail would run. Specific features of the plan include:

- Mid-rise mixed-use employment, live/work, and horizontal mixed-use transit-oriented development

Resulted in the following changes from base case:

- Capacity for 600 more employees
- Capacity for 700 fewer dwelling units
- Changed land use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	927
Total Residents	933
Employees per Dwelling Unit	2.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

**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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