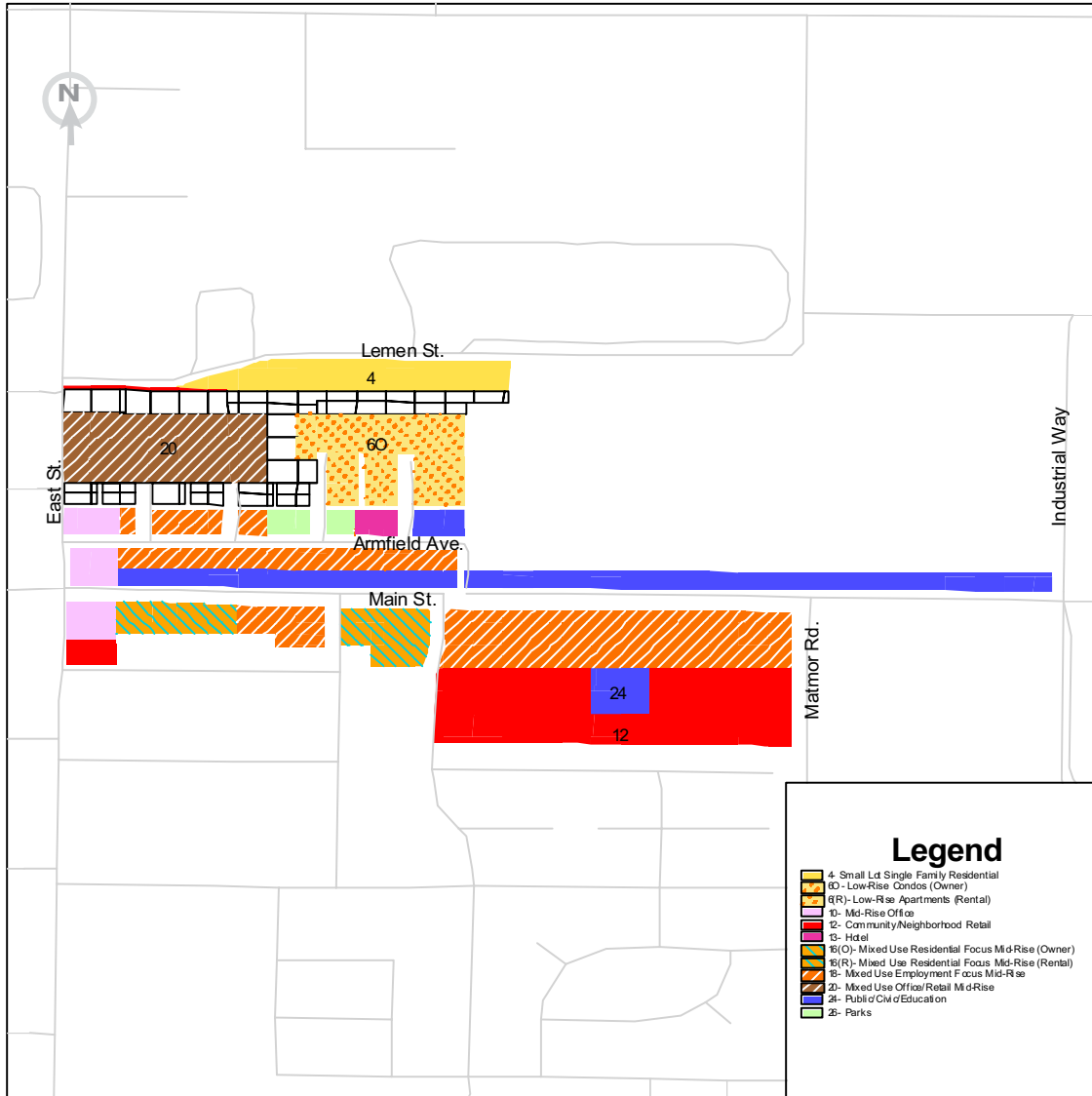


Woodland Armfield Avenue— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



6 Low-Rise Condos



20 Mixed-Use Retail/Office Mid-Rise



24 Public/Civic/ Education



12 Community/ Neighborhood Retail

Key Elements of Planning Scenario

Citizens focused on converting the existing rail infrastructure into a transit center. Specific features of the plan include:

- Kmart converted to mixed-use corridor with parking in back
- Light rail
- Tourism center
- Shuttle along Main St.
- Mid-rise office space
- Condominium development on Lemen St.

Resulted in the following changes from the base case:

- Capacity for 50 fewer employees
- Capacity for 400 more dwelling units
- Improved land use mix from 55 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,920
Total Residents	733
Employees per Dwelling Unit	5.0
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-26%

*See Woodland Armfield Avenue Detailed Indicators for more information

1415 L Street
 Suite 300
 Sacramento, CA
 95814

tel: 916.321.9000
 fax: 916.321.9551
 tdd: 916.321.9550
 www.sacog.org

DETAILED INDICATORS

Woodland Armfield Avenue

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Total Employees	1,961	2,053	1,662	1,699	1,920
Total Dwelling Units	36	423	359	354	386
Total Residents	99	838	659	679	733
Employees per Dwelling Unit	54.6	4.9	4.6	4.8	5.0
Retail Jobs	1,705	1,141	1,179	1,119	1,121
Office Jobs	0	743	410	568	655
Industrial Jobs	0	0	0	0	0
Public Jobs	256	168	73	13	144
Pedestrian Friendliness (1 = worst, 5 = best)	2.3	3.2	2.9	2.9	3.2

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Change in VT per Household	0%	-18%	-20%	-20%	-19%
Change in VMT per Household	0%	-31%	-30%	-26%	-26%
Change in VT per Retail Job	0%	-26%	-31%	-32%	-32%
Change in VMT per Retail Job	0%	-33%	-38%	-41%	-41%
Change in VT per Non-Retail Job	0%	-9%	-21%	-12%	-13%
Change in VMT per Non-Retail Job	0%	-18%	-45%	-19%	-27%

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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