

<b>ARDEN ARCADE/CARMICHAEL/FAIR OAKS/ORANGEVALE</b>		
<b>SCENARIO</b>	<b>Base Case</b>	<b>Draft Preferred Blueprint Scenario</b>
Growth in Jobs: 2000-2050	4,759	12,703
Growth in Housing Units: 2000-2050	3,989	15,958
Balance of Jobs/Housing in 2000:	1.0	1.0
Balance of Jobs/Housing Growth (2000-2050):	1.2	0.8
Balance of Jobs/Housing in 2050:	1.0	1.0
<b>New Housing Growth through 2050 (by type):</b>		
Rural Residential (Existing 1%)	6%	0%
Large Lot Single Family (Existing 64%)	17%	17%
Small Lot Single Family (Existing 0%)	2%	41%
Attached Products (Existing 35%)	75%	42%
<b>Total Housing Product Mix through 2050:</b>		
Rural Residential	1%	1%
Large Lot Single Family	63%	58%
Small Lot Single Family	0%	6%
Attached Products	36%	36%
<b>New Job Growth through 2050 (by sector):</b>		
Retail Jobs (Existing 36%)	47%	45%
Office Jobs (Existing 46%)	52%	54%
Industrial Jobs (Existing 0.4%)	0%	-1%
Public/Quasi-Public Jobs (Existing 17%)	1%	1%
<b>Total Job Mix through 2050:</b>		
Retail Jobs	37%	37%
Office Jobs	46%	47%
Industrial Jobs	0%	1%
Public/Quasi-Public Jobs	16%	15%
<b>Growth through Re-investment in 2050:</b>		
Jobs	0%	0%
Dwelling Units	0%	32%
<b>Type of Trips:</b>		
Auto	94.1%	91.6%
Transit	0.9%	1.9%
Bike and Pedestrian	5.1%	6.5%
<b>Vehicle Miles Traveled</b>		
Per Day per Household	36.1	33.5
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	23%	32%

#### **Discussion Draft Preferred Scenario Summary**

These unincorporated inner neighborhoods experience modest growth in jobs and housing:

- The growth focus is mixed-use products along transportation corridors such as Watt, Fulton, El Camino and Marconi;
- The growth is driven slightly more by housing than jobs (0.8 jobs per household);
- Most of the housing growth is large and small lot single family products, but a significant minority is from attached rowhouses, townhomes, condominiums and apartments;
- Nearly a third of the growth in housing is through reinvestment on parcels with existing development along transportation corridors.