

WEST SACRAMENTO		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	54,517	56,364
Growth in Housing Units: 2000-2050	27,858	43,548
Balance of Jobs/Housing in 2000:	2.0	2.0
Balance of Jobs/Housing Growth (2000-2050):	2.0	1.3
Balance of Jobs/Housing in 2050:	2.0	1.3
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 3%)	1%	2%
Large Lot Single Family (Existing 53%)	48%	31%
Small Lot Single Family (Existing 26%)	22%	27%
Attached Products (Existing 18%)	29%	41%
Total Housing Product Mix through 2050:		
Rural Residential	2%	1%
Large Lot Single Family	49%	24%
Small Lot Single Family	23%	27%
Attached Products	26%	48%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 19%)	50%	42%
Office Jobs (Existing 36%)	42%	47%
Industrial Jobs (Existing 38%)	5%	4%
Public/Quasi-Public Jobs (Existing 7%)	3%	7%
Total Job Mix through 2050:		
Retail Jobs	40%	34%
Office Jobs	40%	43%
Industrial Jobs	16%	15%
Public/Quasi-Public Jobs	4%	7%
Growth through Re-investment in 2050:		
Jobs	0%	4%
Dwelling Units	0%	16%
Type of Trips:		
Auto	92.9%	78.6%
Transit	1.0%	4.1%
Bike and Pedestrian	6.1%	17.3%
Vehicle Miles Traveled		
Per Day per Household	43.5	29.5
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	34%	23%

Discussion Draft Preferred Scenario Summary

- West Sacramento transforms to a major city of over 130,000 people, with:
- A vital urban core along the river with multi-story offices, houses and retail along with parks and trails;
 - Reinvestment in mixed uses along Capital Ave., some Port lands and the area near the river;
 - 16% of the growth in housing units is through reinvestment. Approximately 400 acres of land experience reinvestment, an average of a little less than 10 acres per year;
 - New residential neighborhoods with a range of housing types, and parks, schools and retail to the south and, eventually, north of the city;
 - Balance of jobs and housing improves through increased housing choices, with mainly large and small lot single family in the north and south, and attached townhomes, rowhouses, condominiums and apartments in the core area;
 - Most job growth is through retail and office sectors, with only modest growth in the existing dominant industrial sector.