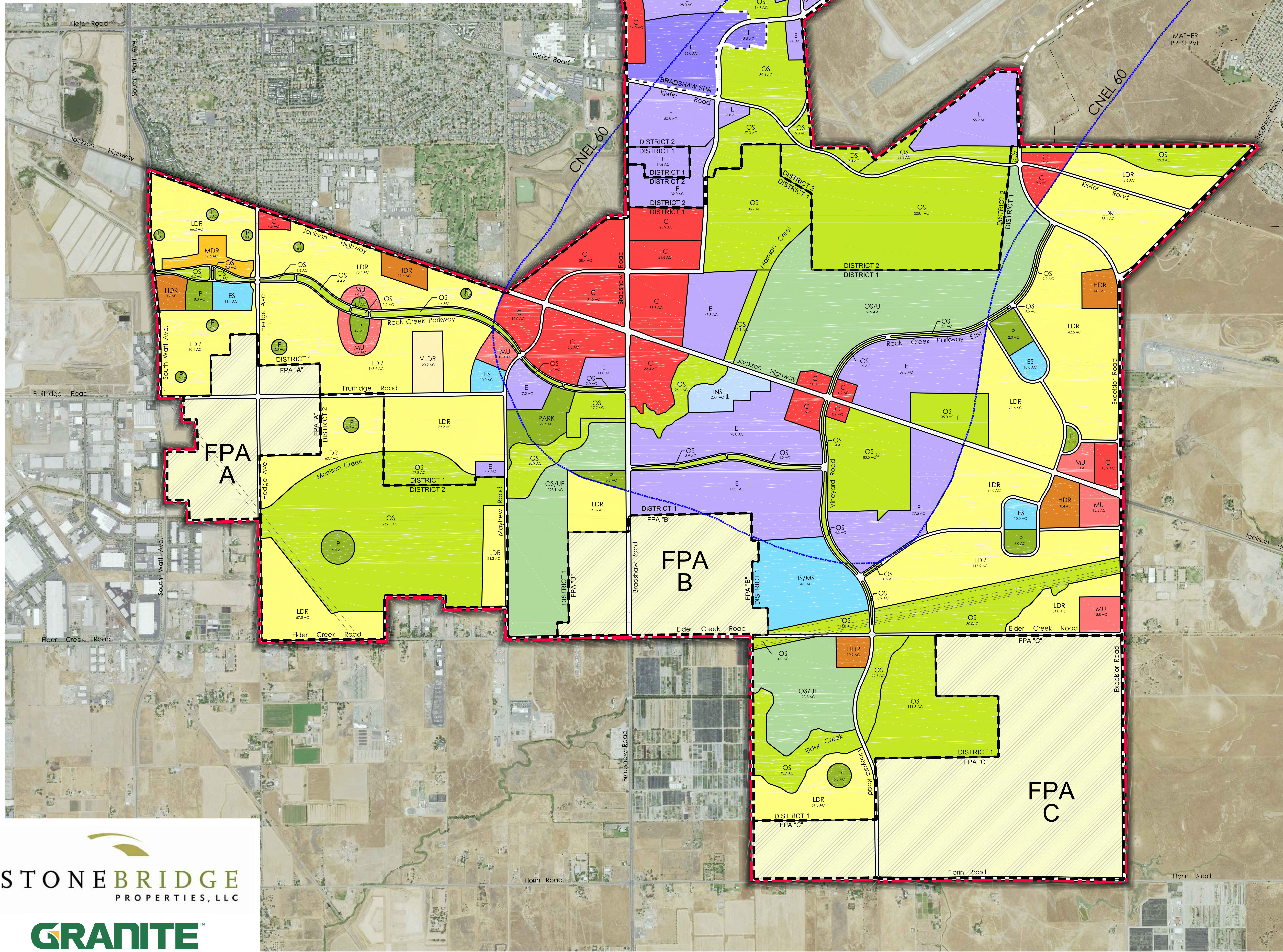


OPTION 1 TO THE REVISED PROJECT

LAND USE PLAN

WEST JACKSON HIGHWAY MASTER PLAN

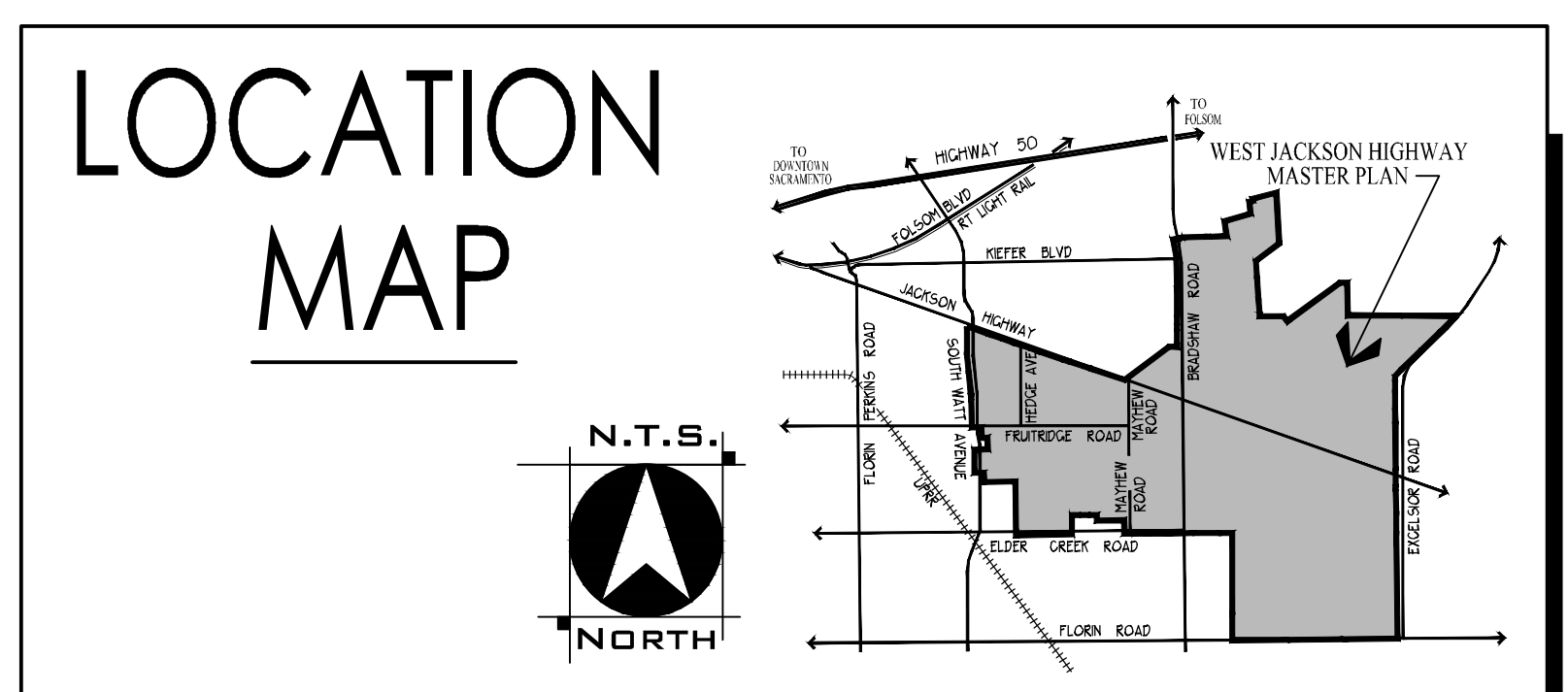
COUNTY OF SACRAMENTO, CALIFORNIA
APRIL 5, 2017



LAND USE SUMMARY

KEY	LAND USE	AC±	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	115.6	0.1 - 4.0	2.0	231		
LDR	LOW DENSITY RESIDENTIAL	1,660.2	3.0 - 8.0	5.0	8,301		
MDR	MEDIUM DENSITY RESIDENTIAL	27.6	7.0 - 18.0	14.0	386		
HDR	HIGH DENSITY RESIDENTIAL	127.2	20.0 - 30.0	25.0	3,180		
MU	MIXED USE	120.9	20.0 - 30.0	20.0	2,418	0.20	1,053,281
C	COMMERCIAL	342.8			0.25	3,733,092	
E	EMPLOYMENT	792.9			0.30	10,361,617	
I	INDUSTRIAL	154.8			0.30	2,022,926	
HS/MS/ES	SCHOOL	145.7					
P	PARK	162.5					
OS	OPEN SPACE	1,515.2					
OS/UF	OPEN SPACE/URBAN FARM	476.3					
INS	INSTITUTIONAL	23.4					
AR	ARTERIAL/COLLECTOR ROADS	248.2					
TOTAL		5,913.3			14,517		17,170,916

This Land Use Plan is for preliminary planning purposes only. Boundaries, land uses and street alignments are subject to change prior to final mapping and design. Acreage figures exclude Arterial and Major Collector Roads.



SUMMARY-DISTRICT ONE

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	20.3	0.1 - 4.0	2.0	41		
LDR	LOW DENSITY RESIDENTIAL	1,069.2	3.0 - 8.0	5.0	5,446		
MDR	MEDIUM DENSITY RESIDENTIAL	13.8	7.0 - 18.0	14.0	344		
HDR	HIGH DENSITY RESIDENTIAL	65.7	20.0 - 30.0	25.0	1,643		
MU	MIXED USE	45.2	20.0 - 30.0	20.0	904	0.20	3,404,214
C	COMMERCIAL	312.6			1,398	0.25	6,402,413
E	EMPLOYMENT	478.2			1,873	0.30	6,402,413
I	INDUSTRIAL	6.0					
HS/MS/ES	SCHOOL	120.7					
P	PARK	55.8					
OS	OPEN SPACE	785.5					
OS/UF	OPEN SPACE/URBAN FARM	471.3					
INS	INSTITUTIONAL	0.0					
TOTAL		3,497.3			8,763		10,274,247

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-DISTRICT TWO

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	152.5	3.0 - 8.0	5.0	743		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	14.5	20.0 - 30.0	25.0	413	0.20	1,611,198
MU	MIXED USE	0.0	20.0 - 30.0	20.0	0	0.20	3,402,792
C	COMMERCIAL	18.2			0.25	181,198	
E	EMPLOYMENT	284.4			0.30	977,486	
I	INDUSTRIAL	74.8					
HS/MS/ES	SCHOOL	43.0					
P	PARK	14.0					
OS	OPEN SPACE	460.9					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		1,001.4			1,176		4,433,477

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA A

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	80.0	3.0 - 8.0	5.0	400		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	12.0	20.0 - 30.0	25.0	300	0.20	1,200,000
MU	MIXED USE	2.0	20.0 - 30.0	20.0	40	0.20	174,544
C	COMMERCIAL	0.0					
E	EMPLOYMENT	48.7			0.30	604,412	
I	INDUSTRIAL	0.0					
HS/MS/ES	SCHOOL	0.0					
P	PARK	9.5					
OS	OPEN SPACE	37.0					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		178.2			740		483,824

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA B

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	0.0	0.1 - 4.0	2.0	0		
LDR	LOW DENSITY RESIDENTIAL	102.0	3.0 - 8.0	5.0	408		
MDR	MEDIUM DENSITY RESIDENTIAL	0.0	7.0 - 18.0	14.0	0		
HDR	HIGH DENSITY RESIDENTIAL	20.0	20.0 - 30.0	25.0	500	0.20	1,500,000
MU	MIXED USE	15.0	20.0 - 30.0	20.0	300	0.20	1,200,000
C	COMMERCIAL	0.0					
E	EMPLOYMENT	0.0					
I	INDUSTRIAL	0.0					
HS/MS/ES	SCHOOL	10.0					
P	PARK	22.2					
OS	OPEN SPACE	34.0					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		142.2			1,408		3,900,000

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS

SUMMARY-FPA C

KEY	LAND USE	ACRES	DENSITY RANGE	TARGET DENSITY	EST. DU	EST. FAR	EST. SQ. FT.
VLDR	VERY LOW DENSITY RESIDENTIAL	95.4	0.1 - 4.0	2.0	191		
LDR	LOW DENSITY RESIDENTIAL	972.8	3.0 - 8.0	5.0	4,864		
MDR	MEDIUM DENSITY RESIDENTIAL	19.0	7.0 - 18.0	14.0	480		
HDR	HIGH DENSITY RESIDENTIAL	12.0	20.0 - 30.0	25.0	300	0.20	1,200,000
MU	MIXED USE	34.5	20.0 - 30.0	20.0	690	0.20	300,544
C	COMMERCIAL	12.0			0.25	150,000	
E	EMPLOYMENT	0.0					
I	INDUSTRIAL	0.0					
HS/MS/ES	SCHOOL	19.0					
P	PARK	31.0					
OS	OPEN SPACE	88.2					
OS/UF	OPEN SPACE/URBAN FARM	0.0					
INS	INSTITUTIONAL	0.0					
TOTAL		1,267.4			6,240		1,474,644

ACREAGE SHOWN EXCLUDES ARTERIAL AND MAJOR COLLECTOR ROADS



SWA Sausalito, San Francisco, Los Angeles, Houston, Dallas, Shanghai

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WEST JACKSON HIGHWAY MASTER PLAN - OPT. 1 REDUCED INTENSITY LAND USE PLAN