Quality of Life, Land Use, & Nature
Sacramento Region Neighborhood Project

Funded by:

The Great Valley Center
The US Environmental Protection Agency
UC Davis Commission on the Environment

Prepared by CDPS @ UC Davis and
the Institute for Ecological Health
Neighborhood Planning & Design Principles

- Efficient Use of Land
- Mix of Uses
- Neighborhood Variety, affordability and Livability
- Multi-Modal Transportation
- Conservation of Natural Systems
Neighborhood Types

- Edge, average density
- Higher density
- Mixed-use community center
- Community center ring
Land Consumed by Neighborhood Type

For 10,000 residents

Acre

Low Density Edge (5.5 people/acre)
Higher Density (15 people/acre)
Community Center Ring (20 people/acre)
Mixed-Use Community Center (50 people/acre)
Annual Vehicle Miles Traveled per Household

Annual VMT per Household

Central Sacramento
South Sacramento
El Dorado County
2 Minute Walk to Neighborhood Services Comparison

Edge

Community Center Ring
Community Center Land Use Intensification
1990-2000

Core Area, Davis
83 properties, or 13% of the study area parcels

Midtown, Central Sacramento
143 properties, or 10% of the study area parcels
Annual Public Service Costs & Revenues

**Costs**
- Police & fire protection
- Parks & natural areas maintenance
- Public works maintenance
- General government

**Revenues**
- Retail sales tax
- Property tax
- Vehicle License Fees (City)
County: Annual Revenues Less Costs per Dwelling Unit
Parks and Open Spaces @ Neighborhood Types

Assumption: New Home Price @ $273,000
Commercial/Community Centers
Centers + ¼ Mile Zone
Street Grid & Land Use Mix Comparison

Carmichael

Central City
Applying Smart Growth Neighborhood Examples
Gradual change over 20 years, 43% increase in population

- Mixed-use added to commercial acres.
- Cottages added to homes within 1/4 mile zone.
- Small lot homes added in commercial and multi-family zones.
Neighborhood Housing Mix

- Single Family
- Cottage
- Small Lot
- 2-9 Units
- 10+ Units
- Mixed-Use

# of Units

- Existing
- Potential
Incorporating Nature in Urban Areas
The American River Parkway
Streams w/ 600 ft wide Corridor
10 Minute Walk to Streams & Rivers
The Neighborhood Designer

Parks, Nature, Housing, Commercial Land Use Design & Impact Assessments