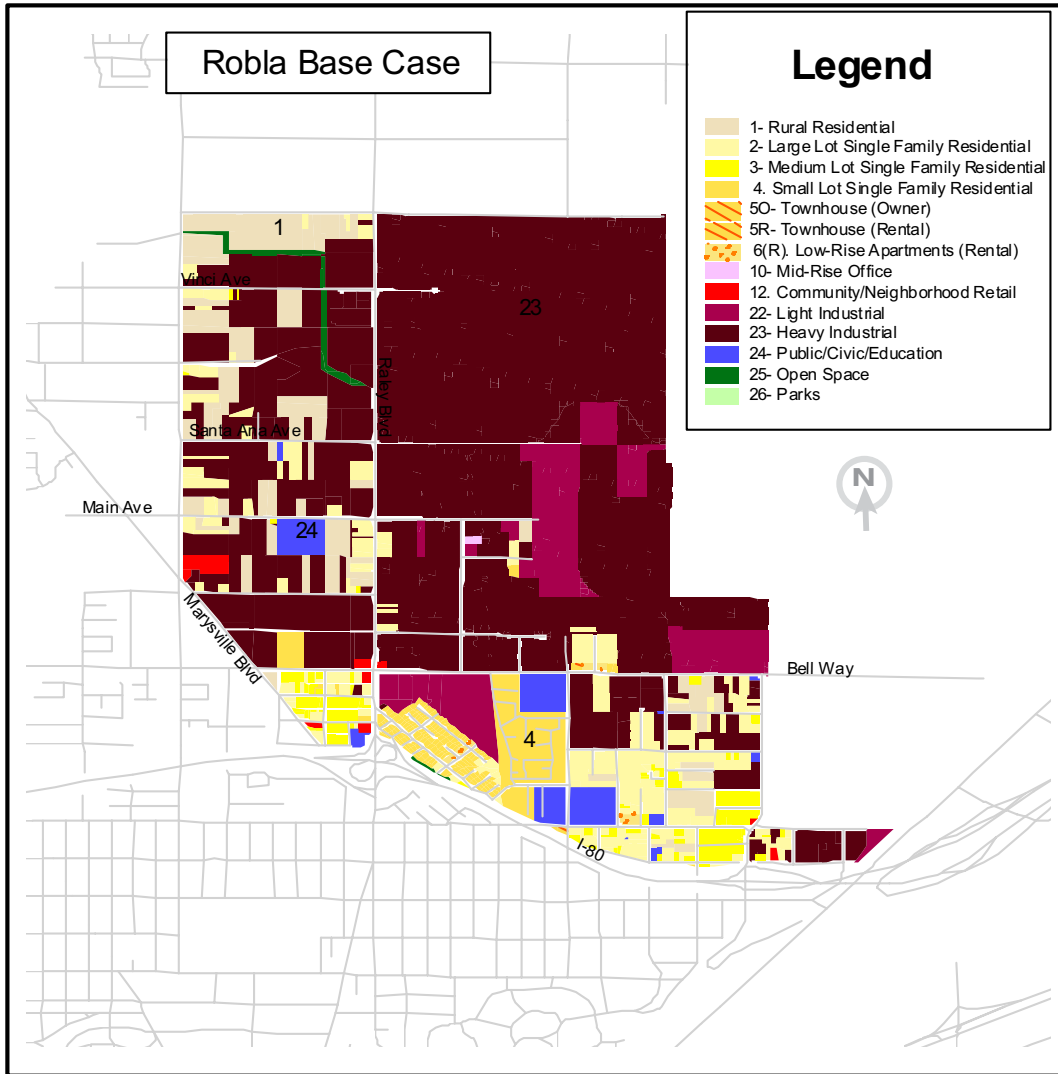


Robla — Smart Growth Planning Scenario



Key Land Uses Featured



1 Rural Residential



4 Small Lot Single Family Residential



23 Heavy Industrial



24 Public / Civic / Education

Key Elements of Base Case

Robla has the potential to expand now that McClellan Air Force Base has converted to civilian use. The expected decrease in buffer areas around McClellan may result in increased development in communities such as Robla. This study area contains 1,482 acres of development that may be opened up to redevelopment. Specific features of the base case include:

- Large areas of heavy industrial
- Some small areas of rural residential

PLACE³S Indicators

Total Employees	14,309
Total Residents	4,549
Employees per Dwelling Unit	8.5
Pedestrian Friendliness (1 = worst, 5 = best)	1.3
Change in Vehicle Miles Traveled per Household from Base Case*	0%

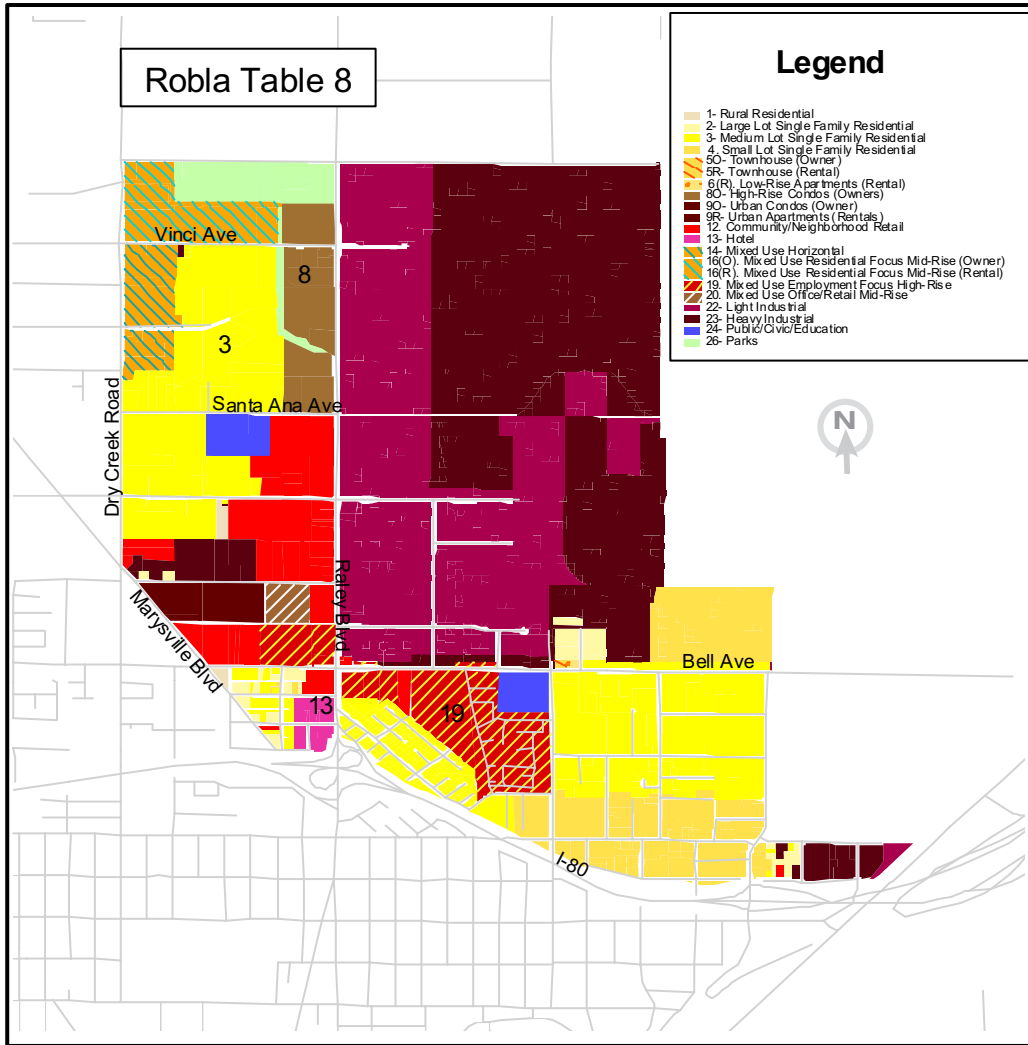
**See Detailed Indicators for more information*

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TABLE 8

Robla — Smart Growth Planning Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



8 High-Rise Condos



13 Hotel



19 Mixed-Use Employment Focus High-Rise

Key Elements of Planning Scenario

The participants in this group wanted to have affordable housing and preserve a portion of the land for McClellan development. The western half is a mixture of high-rise apartments, horizontal and vertical mixed-use, and medium lot housing. Meanwhile, they changed the eastern half from the existing heavy industrial to light industrial. Specific features of the plan include:

- High-rise housing and mixed-use employment in south section
- Medium, and small lot housing in southeast corner

Resulted in the following changes from base case:

- Capacity for 17,300 more employees
- Capacity for 10,300 more dwelling units
- Improved land use mix from 9 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	31,635
Total Residents	24,691
Employees per Dwelling Unit	2.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.2
Change in Vehicle Miles Traveled per Household from Base Case*	-37%

**See Detailed Indicators for more information*

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	Base Case	Table 8 Smart Growth
Total Employees	14,309	31,635
Total Dwelling Units	1,679	11,985
Total Residents	4,549	24,691
Employees per Dwelling Unit	8.5	2.6
Retail Jobs	399	14,177
Office Jobs	1,317	8,431
Industrial Jobs	11,865	8,638
Public Jobs	729	389
Pedestrian Friendliness (1 = worst, 5 = best)	1.3	2.2

**Transportation PLACE³S Indicators
 Changes from Base Case***

	Base Case	Table 8 Smart Growth
Change in VT per Household	0%	-16%
Change in VMT per Household	0%	-37%
Change in VT per Retail Job	0%	-44%
Change in VMT per Retail Job	0%	-57%
Change in VT per Non-Retail Job	0%	-32%
Change in VMT per Non-Retail Job	0%	-46%

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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