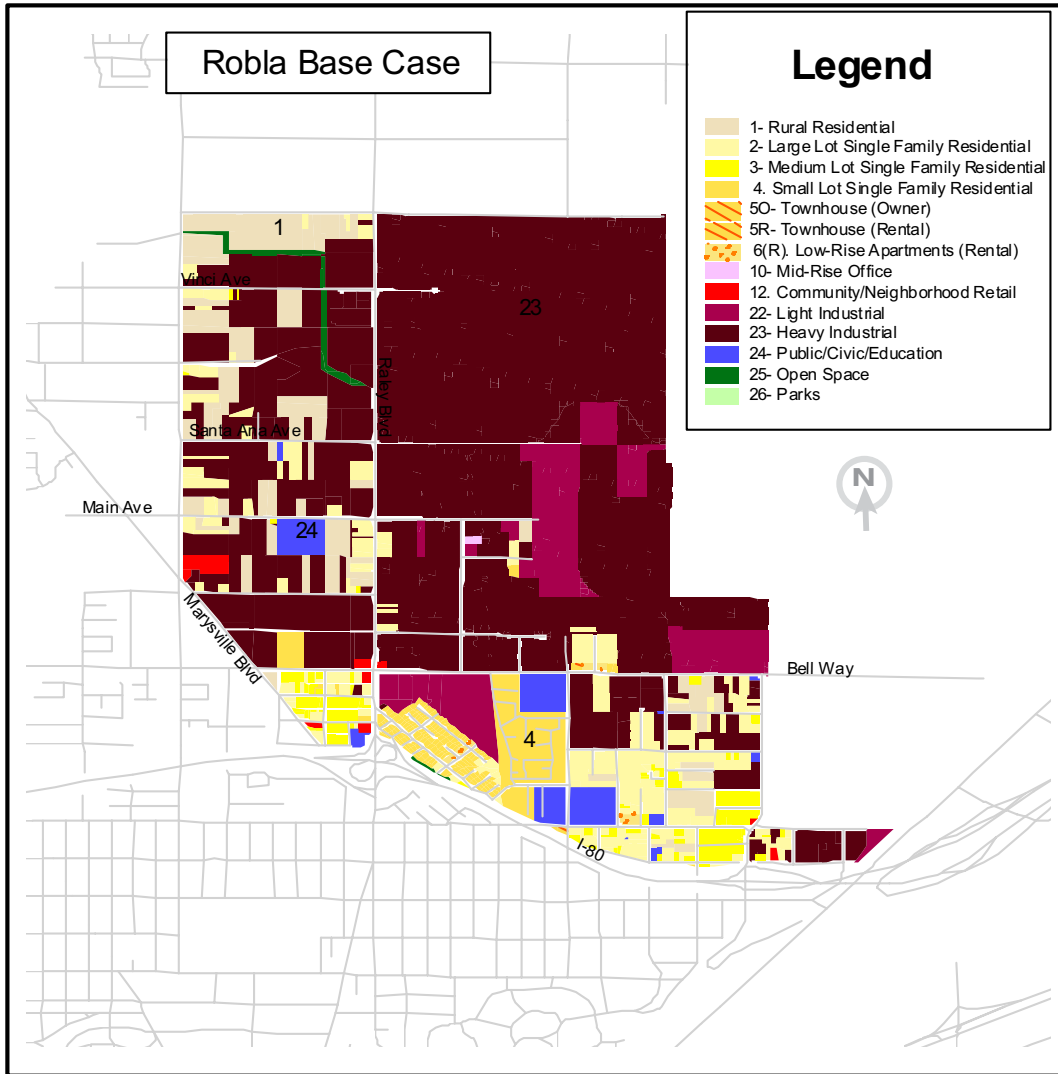


Robla — Smart Growth Planning Scenario



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*

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org

	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.

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

tel 916.321.9000
 fax 916.321.9551
 tdd 916.321.9550
 www.sacog.org