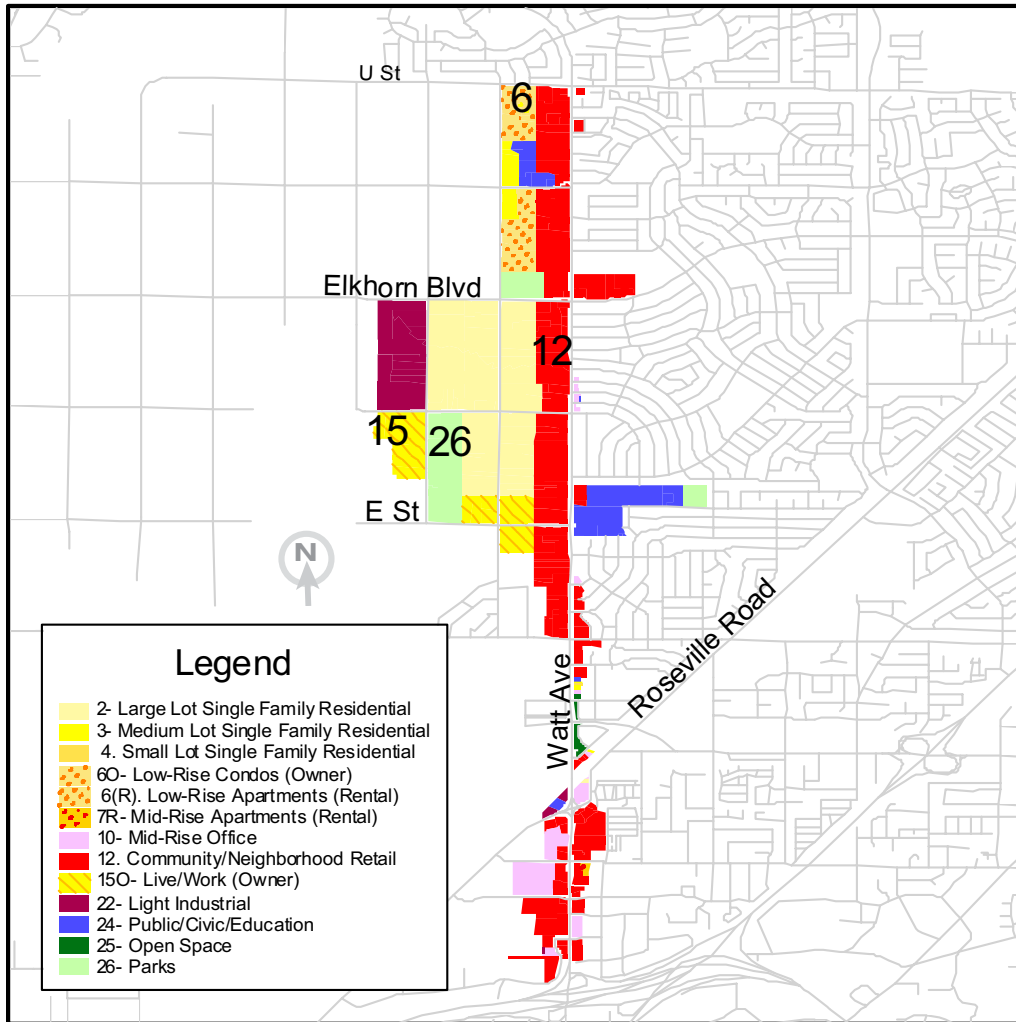


TABLE 1

**North Highlands — Smart Growth Planning Scenario**



**Key Land Uses Featured**



6 Low-Rise Condos



12 Community / Neighborhood Retail



15 Live / Work



26 Parks

**Key Elements of Planning Scenario**

This group focused on accommodating future development on McClellan. They added live/work, low-rise condominiums (owner and rental), and medium density housing to meet future housing demand. Parks, schools complement the new growth, and Watt is kept as retail. Specific features of the plan include:

- Undergrounding of utilities
- Dentist offices
- Some light industrial preserved next to McClellan
- Retail development on Watt Ave.
- Roseville Rd. shaped to give access to McClellan
- Light rail extension or connection up Watt Ave.
- Some rural residential preserved

Resulted in the following changes from base case:

- Capacity for 900 fewer employees
- Capacity for 2,600 more dwelling units
- Maintained the land use mix at 2 employees per dwelling unit

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	16,696
Total Residents .....	7,583
Employees per Dwelling Unit .....	5.5
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-16%

*\*See Detailed Indicators for more information*

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North Highlands — Smart Growth Planning Scenario

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	17,640	16,696	32,055	29,370	20,301	18,845	19,619
Total Dwelling Units	469	3,027	6,298	8,921	3,737	941	1,919
Total Residents	1,682	7,583	16,103	21,298	8,005	3,002	4,753
Employees per Dwelling Unit	37.6	5.5	5.1	3.3	5.4	20.0	10.2
Retail Jobs	12,016	11,864	13,125	19,780	12,971	12,358	13,041
Office Jobs	3,096	3,169	17,846	8,509	4,813	3,570	3,941
Industrial Jobs	1,388	745	83	270	1,414	1,958	1,289
Public Jobs	1,139	919	1,002	811	1,104	959	1,348
Pedestrian Friendliness (1 = worst, 5 = best)	1.8	2.2	3.2	3.0	2.2	2.0	2.0

Transportation PLACE<sup>3</sup>S Indicators  
 Changes from Base Case\*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household	0%	-20%	-21%	-19%	-20%	-10%	-15%
Change in VMT per Household	0%	-16%	-18%	-18%	-15%	-8%	-17%
Change in VT per Retail Job	0%	-11%	-21%	-28%	-3%	-11%	-14%
Change in VMT per Retail Job	0%	-12%	-21%	-26%	-2%	-14%	-14%
Change in VT per Non-Retail Job	0%	-13%	-27%	-18%	-6%	-7%	-10%
Change in VMT per Non-Retail Job	0%	-16%	-30%	-27%	-1%	-14%	-13%

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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