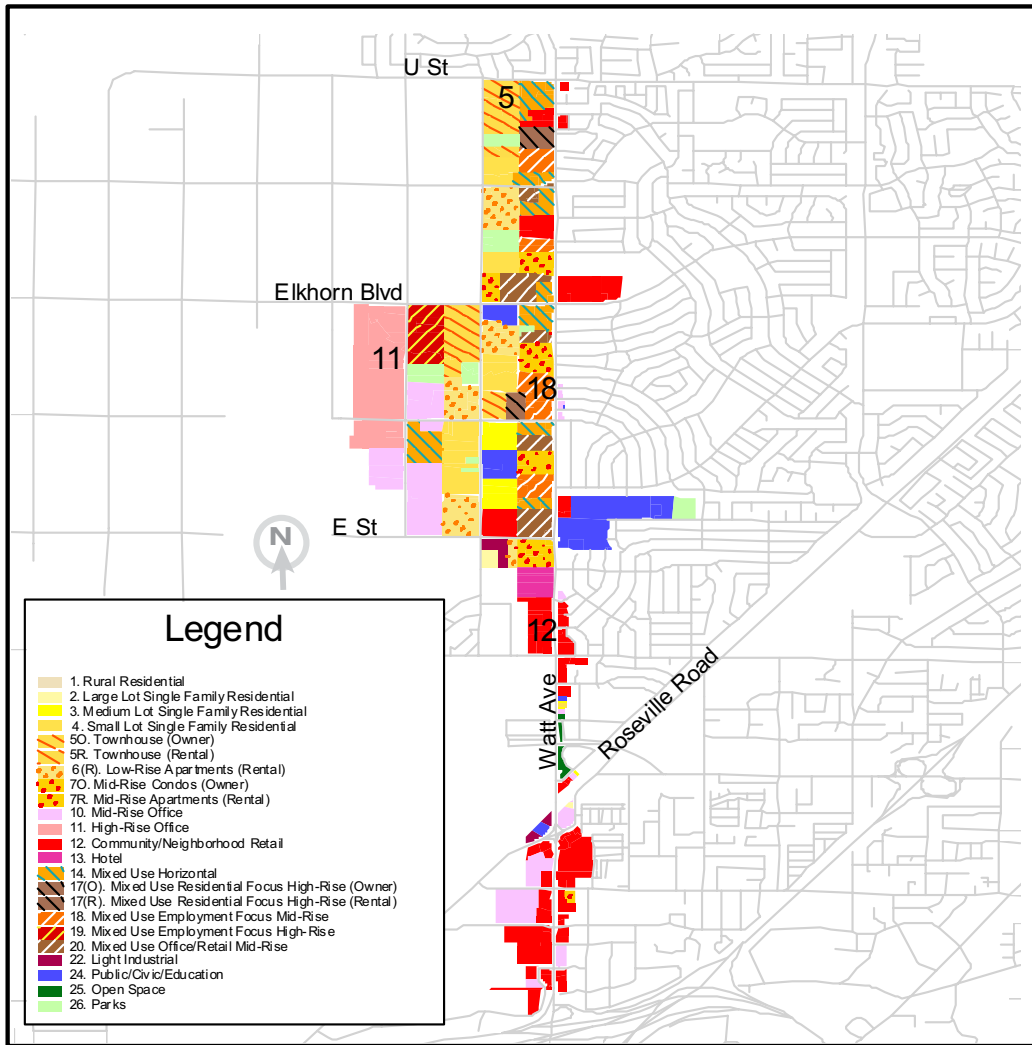


TABLE 2

North Highlands — Smart Growth Planning Scenario



Key Land Uses Featured



5 Townhouse



11 High-Rise Office



12 Community / Neighborhood Retail



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

The participants at this table chose to concentrate mixed-use development along Watt Ave. To offer transportation alternatives, they chose Bus Rapid Transit on Watt Ave. to be their Community Design Candidate*. Specific features of the plan include:

- Some light industrial and open space next to McClellan
- Hotel adjacent to McClellan
- Small block sizes
- Offices form a transition between housing and McClellan development
- School with adjacent park

Resulted in the following changes from base case:

- Capacity for 14,400 more employees
- Capacity for 5,800 more dwelling units
- Changed the land use mix from 2 to 3 employees per dwelling unit

*A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit www.sacog.org/regionalfunding/communitydesign.pdf

PLACE³S Indicators

Total Employees	32,055
Total Residents	16,103
Employees per Dwelling Unit	5.1
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-18%

**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 PLACE³S 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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