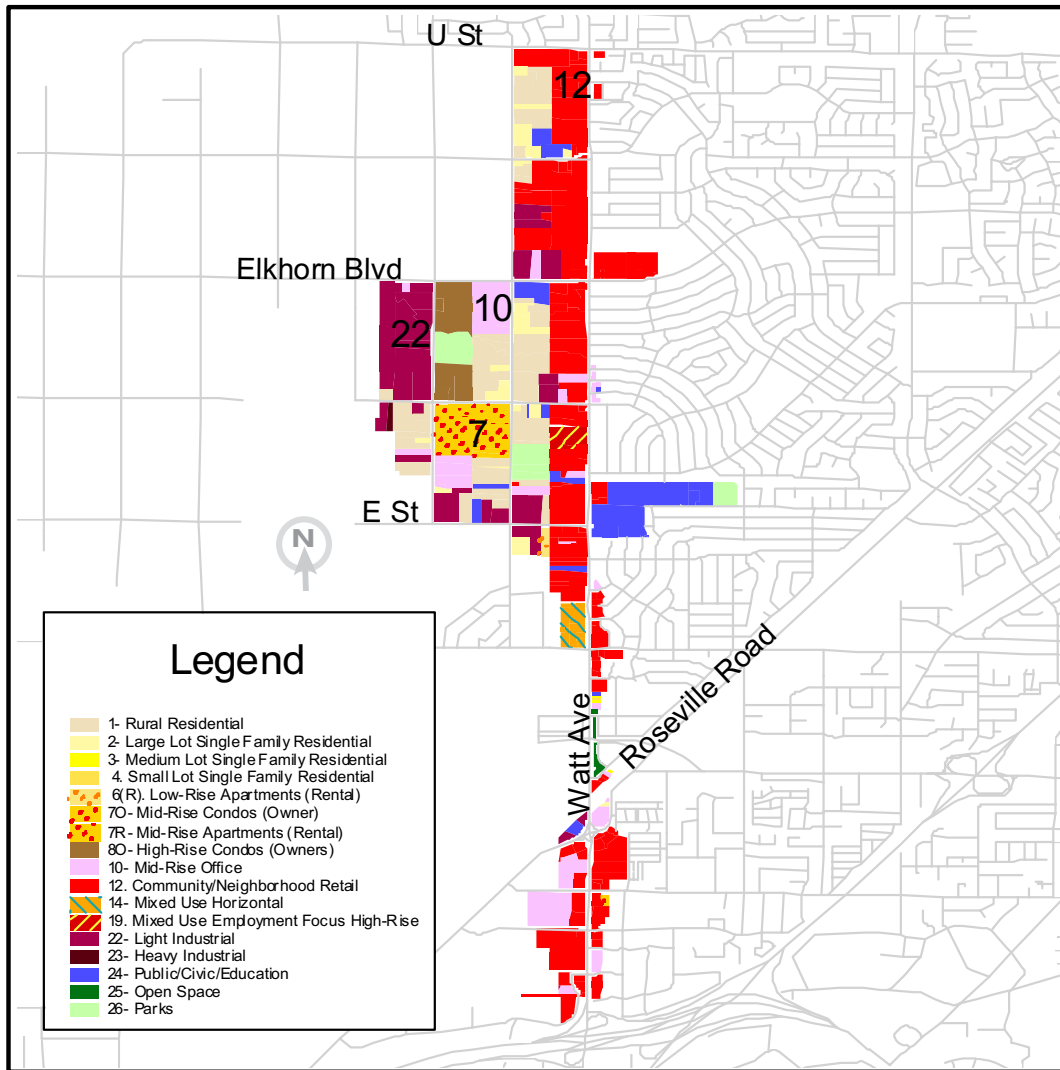


TABLE 4

North Highlands — Smart Growth Planning Scenario



**Key Land Uses Featured**



7 Mid-Rise Condos



10 Mid-Rise Office



12 Community / Neighborhood Retail



22 Light Industrial

**Key Elements of Planning Scenario**

The members of this group wanted to complement McClellan's future job growth with housing and transportation. Their Community Design Candidate\* was a BART station (Bay Area Rapid Transit) at Roseville Rd. and Watt Ave. Specific features of the plan include:

- High-rise mixed-use senior housing adjacent to a park on Watt Ave.
- Executive office and housing complex adjacent to McClellan
- Existing post office expanded
- Preserved light industrial next to McClellan
- Medical center with adjacent high-rise condos and park
- Three grocery markets
- Frontage road along west side of Watt Ave.
- Smaller block sizes-new 31st and 33rd Streets
- New signal at dangerous 34th St. and E St. intersection

Resulted in the following changes from base case:

- Capacity for 2,700 more employees
- Capacity for 3,300 more dwelling units
- Maintained the land use mix at 2 employees per dwelling unit

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

Total Employees .....	20,301
Total Residents .....	8,005
Employees per Dwelling Unit .....	5.4
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-15%

*\*See Detailed Indicators for more information*

\*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/regional/funding/communitydesign.pdf](http://www.sacog.org/regional/funding/communitydesign.pdf)

1415 L Street,  
 Suite 300  
 Sacramento, CA  
 95814

tel 916.321.9000  
 fax 916.321.9551  
 tdd 916.321.9550  
[www.sacog.org](http://www.sacog.org)

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.

1415 L Street,  
 Suite 300  
 Sacramento, CA  
 95814

tel 916.321.9000  
 fax 916.321.9551  
 tdd 916.321.9550  
 www.sacog.org