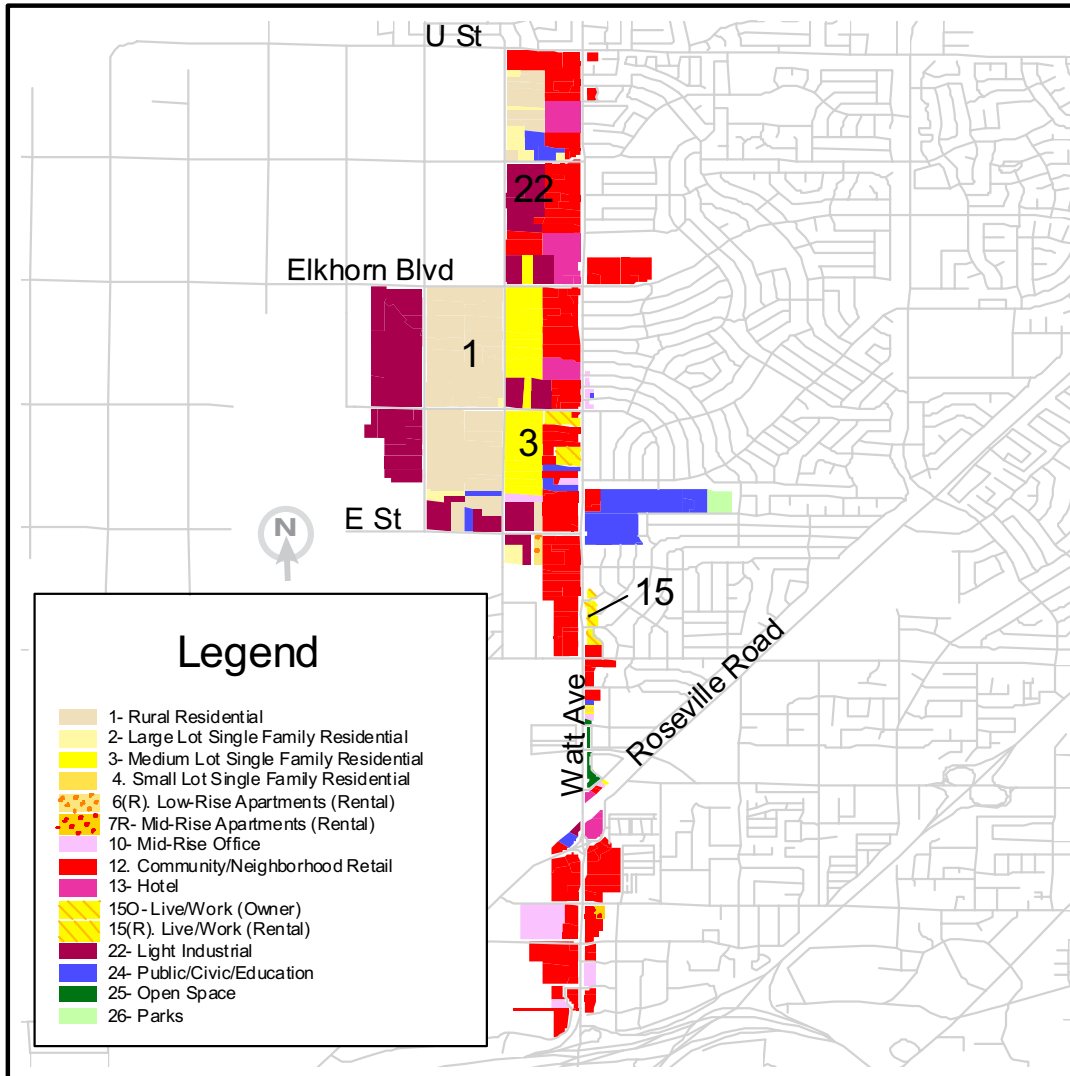


TABLE 5

North Highlands — Smart Growth Planning Scenario



Key Land Uses Featured



1 Rural Residential



3 Medium Lot Single Family Residential



15 Live / Work



22 Light Industrial

Key Elements of Planning Scenario

Though the McClellan development was not within the study area, the participants had some ideas for how to improve it. First, there should be low-income housing in the form of condominiums, apartments, and small lot housing on the base itself. Peacekeeper Gate and the Roseville Rd. underpass need ADA compliant pedestrian access. Specific features of the plan include:

- North section land uses preserved
- Hotels
- Bus service on Elkhorn Blvd. and on Roseville Rd.
- Live/work next to retail
- Sewer system for existing rural residential

Resulted in the following changes from base case:

- Capacity for 1,200 more employees
- Capacity for 500 more dwelling units
- Maintained the land use mix at 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	18,845
Total Residents	3,002
Employees per Dwelling Unit	20.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	-8%

**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

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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