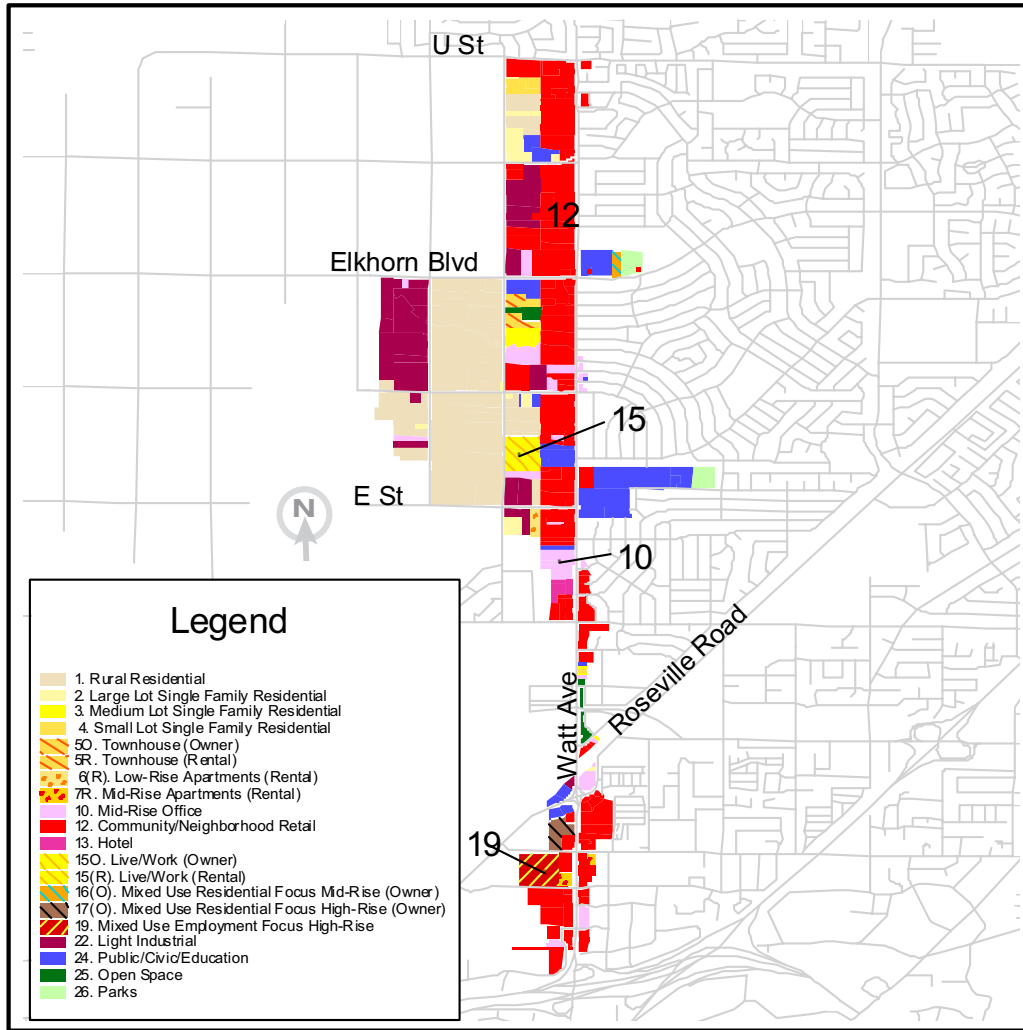


TABLE 6

North Highlands — Smart Growth Planning Scenario



Key Land Uses Featured



9 Urban Condos



10 Mid-Rise Office



12 Community / Neighborhood Retail



15 Live / Work

Key Elements of Base Case

The participants at this table focused on the south end of the study area, creating transit-oriented mixed-use development near the light rail station. The development would have a large bus station and be linked to the Watt Ave. light rail station. They picked this to be their Community Design Candidate*. Multiple bus stations were placed along Watt Ave. with buses running every 5 minutes. Specific features of the plan include:

- “Public areas” give people a place to sit and relax
- Motels
- Housing adjacent to retail to meet McClellan demand
- Rural residential development preserved
- Smaller block sizes
- Schools and parks

Resulted in the following changes from base case:

- Capacity for 2,000 more employees
- Capacity for 1,500 more dwelling units
- Maintained the land use mix at 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	19,619
Total Residents	4,753
Employees per Dwelling Unit	10.2
Pedestrian Friendliness	
(1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	-17%

*See Detailed Indicators for more information

1415 L Street,
 Suite 300
 Sacramento, CA
 95814

*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

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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 95814

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 tdd 916.321.9550
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