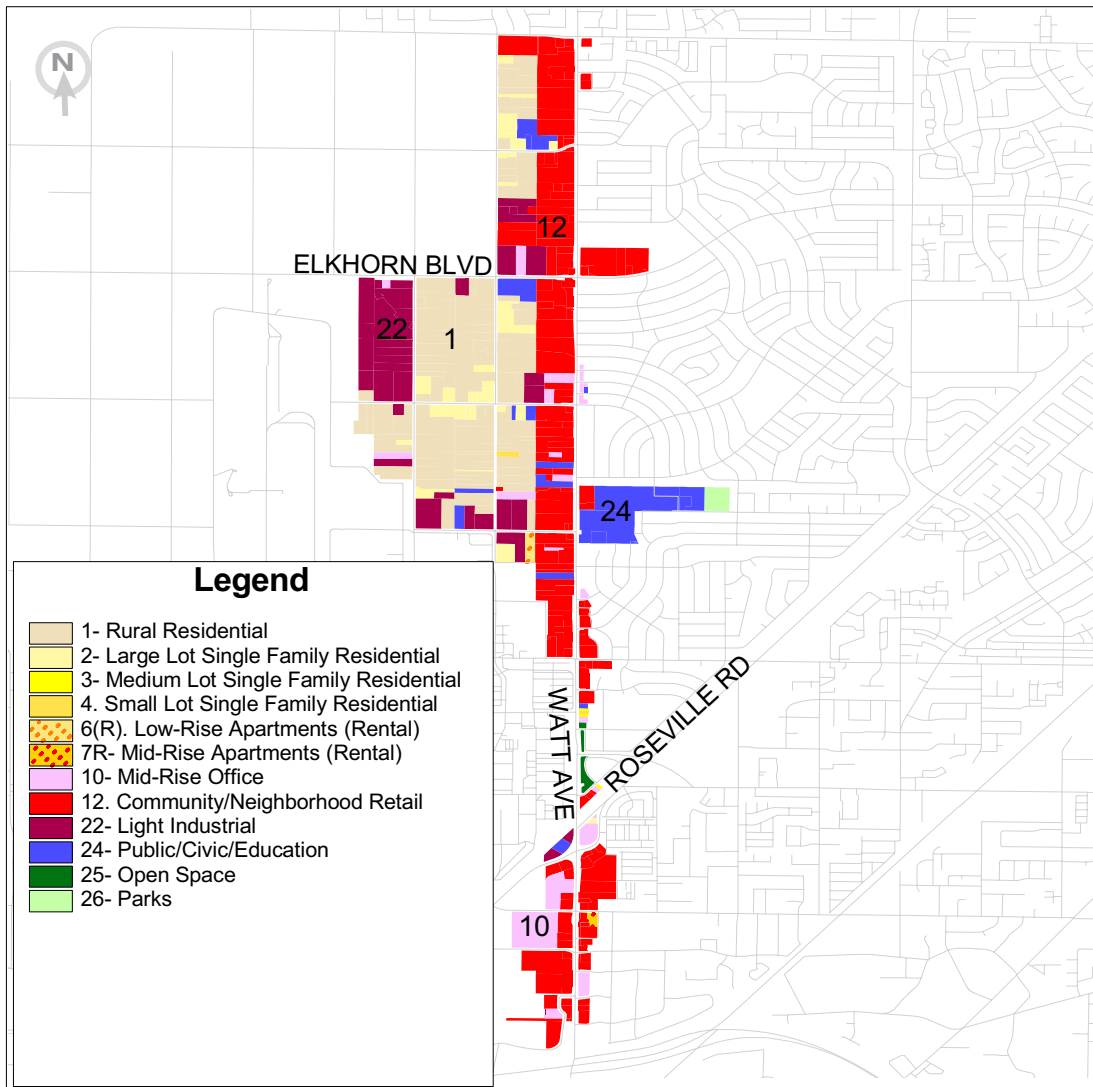


North Highlands Neighborhood



**Key Land Uses Featured**



12 Community/Neighborhood Retail



1 Rural Residential



22 Light Industrial



24 Open Space



10 Mid-Rise Office

**Key Elements of Base Case**

North Highlands has the potential to expand now that McClellan has converted to civilian use. The expected decrease in buffer areas around McClellan may result in increased development opportunities in communities such as North Highlands. Specific features of the base case include:

- Community/neighborhood retail
- Rural residential housing

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

Total Employees .....	17,640
Total Residents .....	1,198
Employees per Dwelling Unit .....	37.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	1.9
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

•See North Highlands Neighborhood Detailed Indicators for more information

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North Highlands Neighborhood

Detailed PLACE<sup>3</sup>S Indicators ...

	Base Case*	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	17,640	19,130	27,428
Total Dwelling Units	469	4,897	10,671
Total Residents	1,198	11,225	20,129
Employees per Dwelling Unit	37.6	3.9	2.6
Retail Jobs	12,016	8,330	17,098
Office Jobs	3,096	8,998	8,928
Industrial Jobs	1,388	911	0
Public Jobs	1,139	890	1,402
Pedestrian Friendliness (1 = worst, 5 = best)	1.9	2.9	3.5

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

	Base Case*	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household	0%	-4%	-6%
Change in VMT per Household	0%	-3%	-8%
Change in VT per Retail Job	0%	-2%	-5%
Change in VMT per Retail Job	0%	-2%	-5%
Change in VT per Non-Retail Job	0%	-5%	-3%
Change in VMT per Non-Retail Job	0%	-5%	-4%
Change in Light Rail/BRT Boardings	0%	0%	-68%

VT = Vehicle Trips

VMT= Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

BRT= Bus Rapid Transit

\* 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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