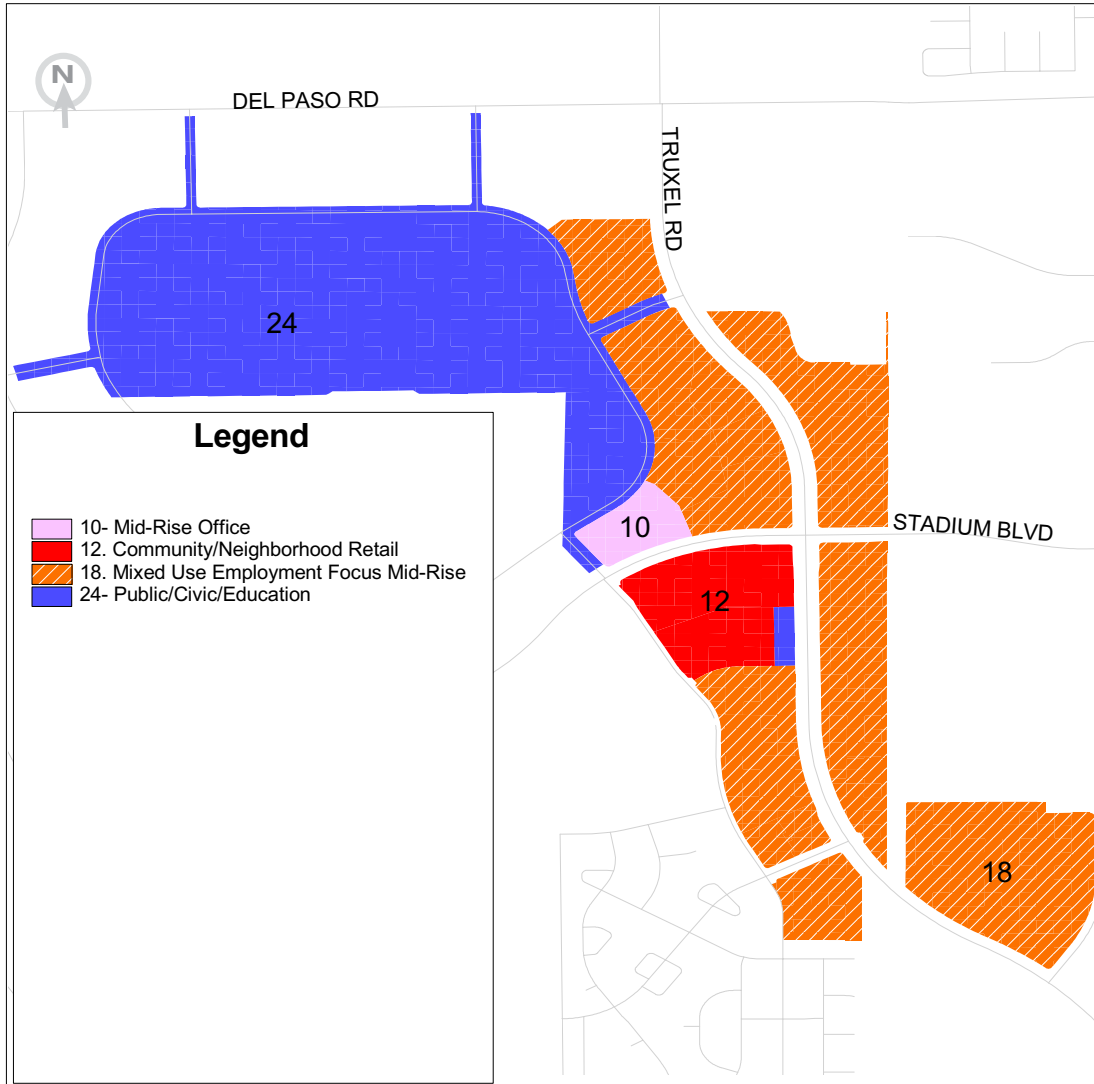


Natomas Arena Truxel — Smart Growth Planning Scenario



Key Land Uses Featured



24 Public/Civic/ Education



10 Mid-Rise Office



12 Community/ Neighborhood Retail



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Base Case

A major stadium was planned for the north end of this study area. It was not built, however, and the land remains vacant, with mid-rise mixed-use employment focus zoned along Truxel Rd. Specific features of the base case include:

- Close proximity to Arco Arena
- Large city-owned parcel

PLACE³S Indicators

Total Employees	9,928
Total Residents	2,910
Employees per Dwelling Unit	6.1
Pedestrian Friendliness (1 = worst, 5 = best)	3.4
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Natomas Area Truxel Detailed Indicators for more information*

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Natomas Arena Truxel

Detailed PLACE³S Indicators

	Base Case*	Table 1 Smart Growth	Table 7 Smart Growth	Table 7 Alternative	Table 8 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth
Total Employees	9,928	11,886	9,346	9,793	6,616	13,754	10,067
Total Dwelling Units	1,617	3,420	5,901	1,476	1,828	1,658	2,783
Total Residents	2,910	6,156	10,761	2,656	3,363	2,984	5,046
Employees per Dwelling Unit	6.1	3.5	1.6	6.6	3.6	8.3	3.6
Retail Jobs	5,103	7,194	5,920	5,223	4,503	7,055	4,835
Office Jobs	2,651	4,426	3,302	2,378	1,774	4,981	2,975
Industrial Jobs	0	0	0	0	0	0	0
Public Jobs	2,173	266	125	2,192	339	1,717	2,257
Pedestrian Friendliness (1 = worst, 5 = best)	3.4	3.7	3.5	3.4	3.3	3.3	3.4

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case*	Table 1 Smart Growth	Table 7 Smart Growth	Table 7 Alternative	Table 8 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth
Change in VT per Household	0%	-6%	-11%	0%	-2%	-6%	-7%
Change in VMT per Household	0%	-23%	-37%	-2%	-10%	-9%	2%
Change in VT per Retail Job	0%	-31%	-28%	-5%	-20%	-29%	-15%
Change in VMT per Retail Job	0%	-34%	-33%	-6%	-25%	-28%	-17%
Change in VT per Non-Retail Job	0%	-30%	-26%	-8%	-20%	-24%	-15%
Change in VMT per Non-Retail Job	0%	-49%	-41%	-12%	-33%	-33%	-24%
Change in Light Rail/BRT Boardings	0%	1%	13%	-6%	-13%	18%	13%

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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