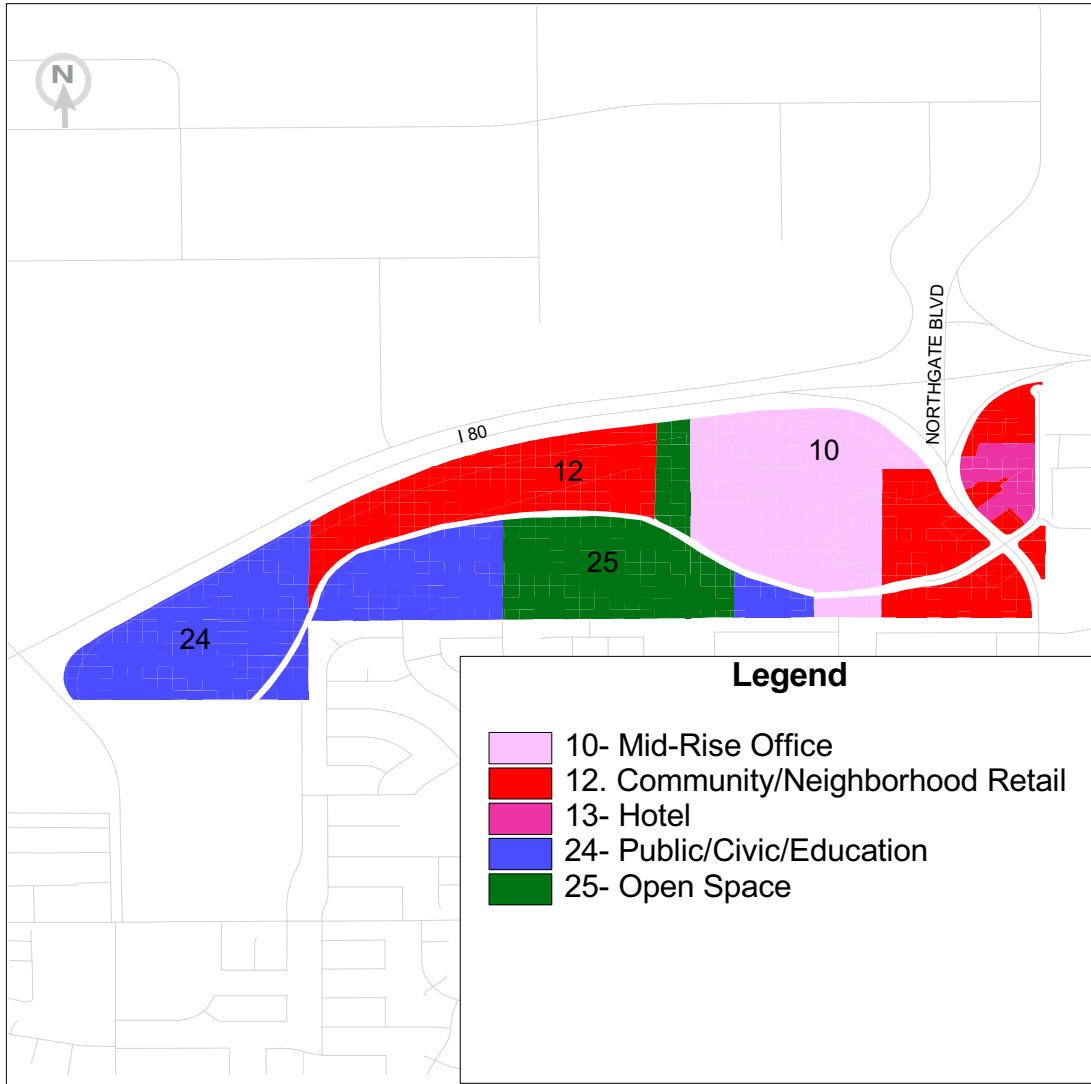


Northgate I-80 — Smart Growth Planning Scenario



Key Land Uses Featured



10 Mid-Rise Office



12 Community/Neighborhood Retail



13 Hotel



25 Open Space

Key Elements of Base Case

Northgate is made up of mostly vacant land that faces I-80. Specific features of the base case include:

- Hotels
- Retail and office zoning
- Open space canal

PLACE³S Indicators

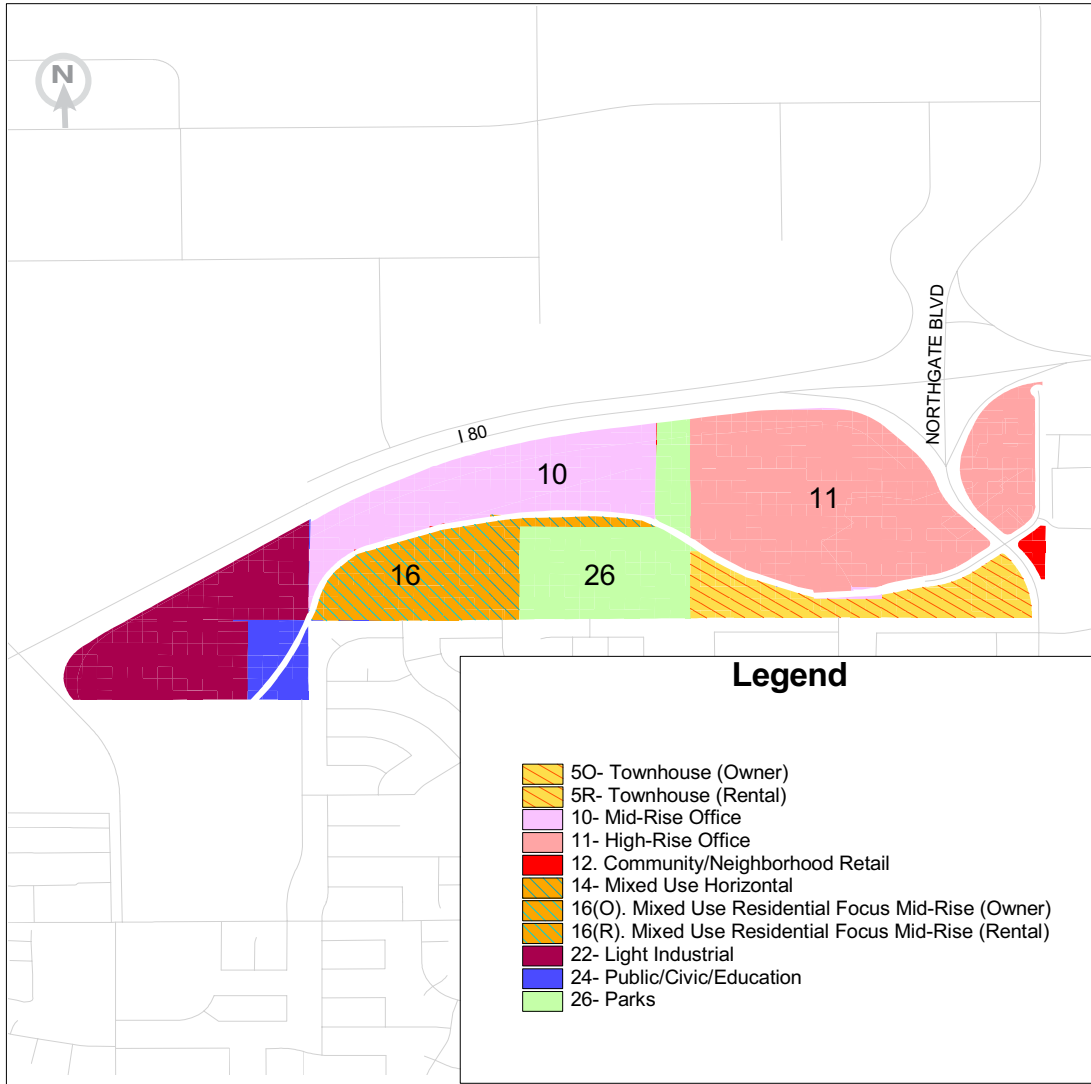
Total Employees	7,060
Total Residents	0
Employees per Dwelling Unit	undefined
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
Change in Vehicle Miles Traveled per Household from Base Case*	0%

•See Northgate I-80 Neighborhood Detailed Indicators for more information

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Northgate I-80 — Smart Growth Planning Scenario



Key Land Uses Featured



10 Mid-Rise Office



16 Mixed-Use Residential Focus Mid-Rise



26 Park



11 High-Rise Office

Legend

- 50- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 10- Mid-Rise Office
- 11- High-Rise Office
- 12- Community/Neighborhood Retail
- 14- Mixed Use Horizontal
- 16(O). Mixed Use Residential Focus Mid-Rise (Owner)
- 16(R). Mixed Use Residential Focus Mid-Rise (Rental)
- 22- Light Industrial
- 24- Public/Civic/Education
- 26- Parks

Key Elements of Planning Scenario

This group took an area with no residential units and added capacity for 700. Office jobs (12,300) make up most of the employment, because the area features a medical center in the eastern half. Specific features of the plan include:

- Transformed large tract of open space into a park
- Technical and ADA training school
- Senior housing

Resulted in the following changes from base case:

- Capacity for 7,400 more employees
- Capacity for 700 more dwelling units
- Improved land use mix to 20 employees per dwelling unit

PLACE³S Indicators

Total Employees	14,424
Total Residents	1,575
Employees per Dwelling Unit	20.0
Pedestrian Friendliness (1 = worst, 5 = best)	3.5
Change in Vehicle Miles Traveled per Household from Base Case*	-28%

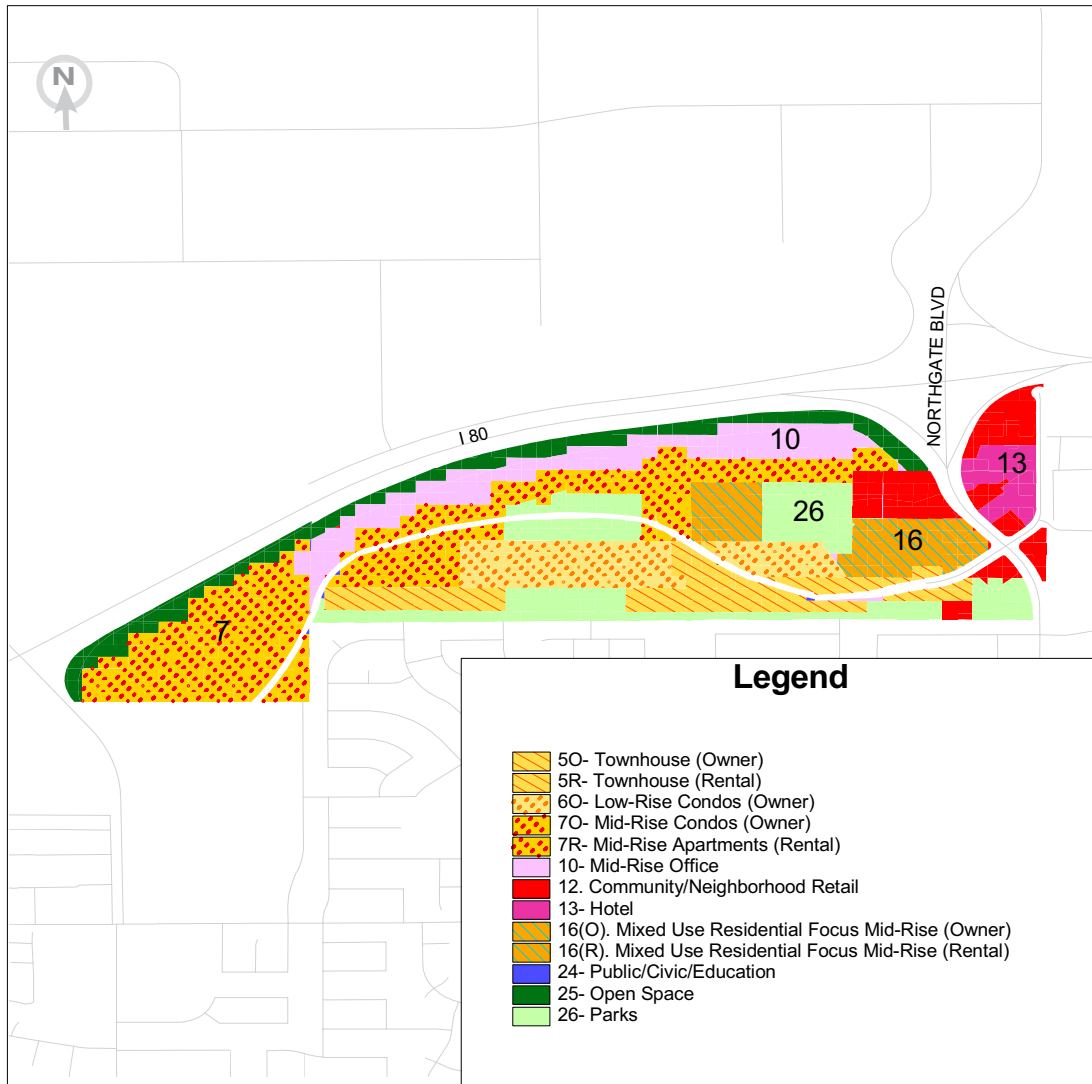
•See North Highlands Neighborhood Detailed Indicators for more information

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TABLE 10

Northgate I-80 — Smart Growth Planning Scenario



Key Land Uses Featured



10 Mid-Rise Office



26 Park



13 Hotel



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

This group took an area with no residential units and added capacity for 3,200. Now it is a park-oriented community, conveniently balancing jobs and housing, encouraging people to live and work in their community. Specific features of the plan include:

- Two large parks
- Mid-rise condos and office next to open space greenbelt
- Rental and owner townhomes, low-rise condos, and mid-rise mixed-use residential focus development bordering a park greenbelt.
- Hotel and retail east of Northgate Blvd.

Resulted in the following changes from base case:

- Capacity for 4,000 fewer employees
- Capacity for 3,200 more dwelling units
- Improved land use mix to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	3,023
Total Residents	6,138
Employees per Dwelling Unit	0.9
Pedestrian Friendliness	
(1 = worst, 5 = best)	3.3
Change in Vehicle Miles Traveled	
per Household from Base Case*	-32%

•See North Highlands Neighborhood Detailed Indicators for more information

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Northgate I-80

Detailed PLACE³S Indicators ...

	Base Case*	Table 9 Smart Growth	Table 10 Smart Growth
Total Employees	7,060	14,424	3,023
Total Dwelling Units	0	720	3,247
Total Residents	0	1,575	6,138
Employees per Dwelling Unit	undefined	20.0	0.9
Retail Jobs	3,334	1,575	1,602
Office Jobs	2,553	12,290	1,419
Industrial Jobs	0	442	0
Public Jobs	1,174	116	2
Pedestrian Friendliness (1 = worst, 5 = best)	3.1	3.5	3.3

Transportation PLACE³S Indicators

Changes from Base Case*

	Base Case*	Table 9 Smart Growth	Table 10 Smart Growth
Change in VT per Household	0%	-23%	-23%
Change in VMT per Household	0%	-23%	-13%
Change in VT per Retail Job	0%	-16%	-12%
Change in VMT per Retail Job	0%	-28%	-32%
Change in VT per Non-Retail Job	0%	-23%	-17%
Change in VMT per Non-Retail Job	0%	-38%	-28%
Change in Light Rail/BRT Boardings	0%	140%	41%

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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