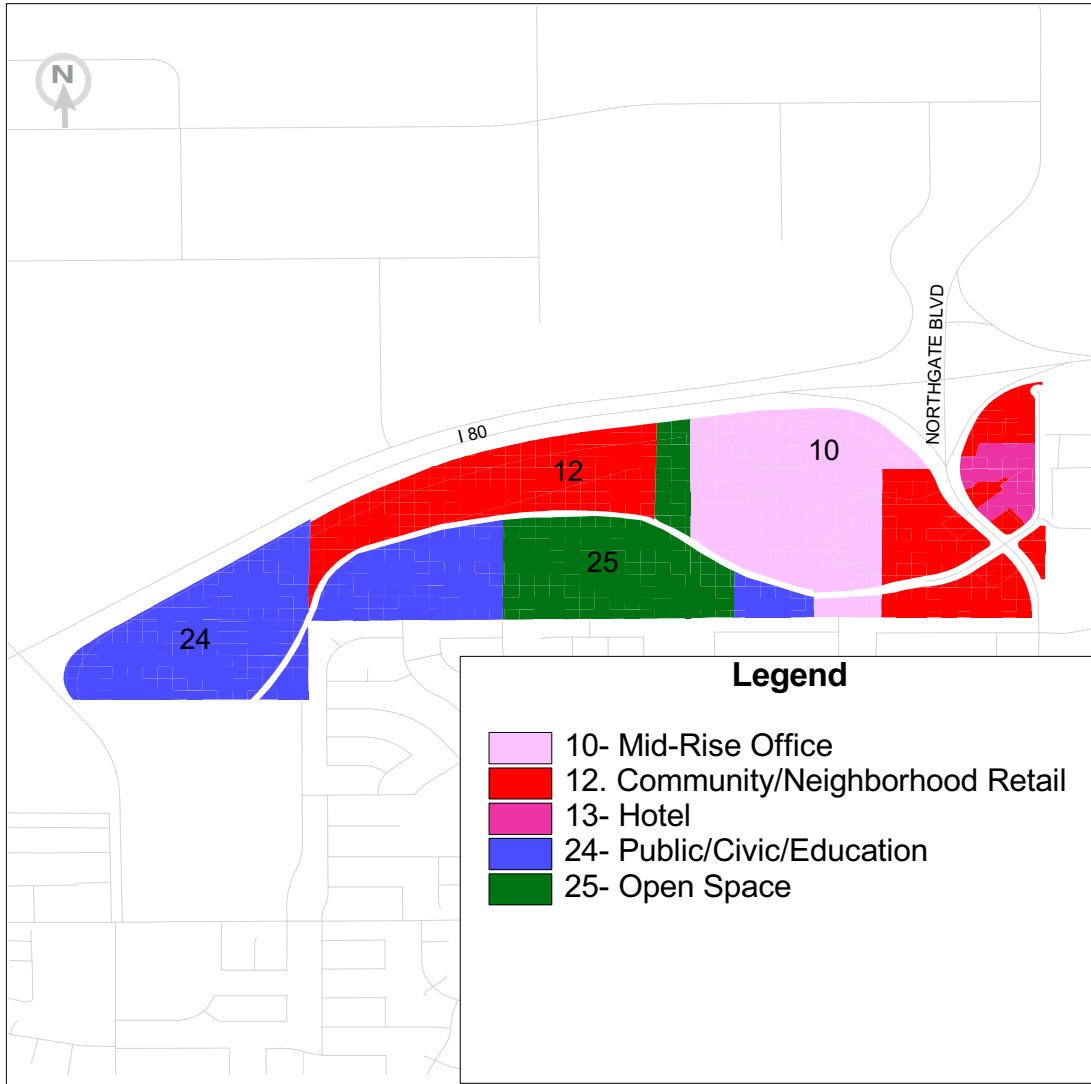


Northgate I-80 — Smart Growth Planning Scenario



**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

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

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