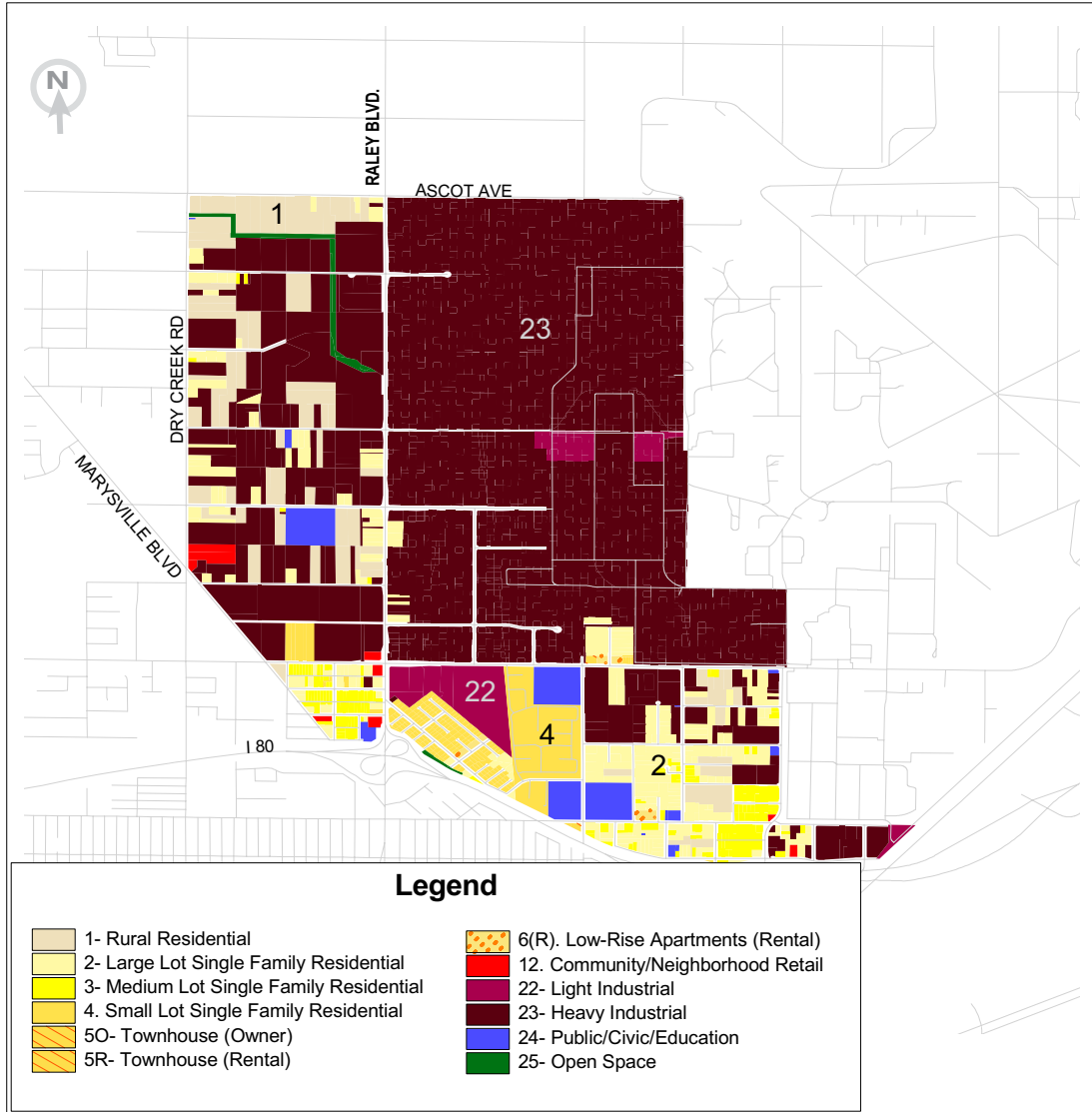


Robla Neighborhood



Key Land Uses Featured



1 Rural Residential



23 Heavy Industrial



22 Light Industrial



4 Small Lot Single Family Residential

Key Elements of Base Case

Robla 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 Robla. Specific features of the base case include:

- Large areas of heavy industrial
- Some small areas of rural residential

PLACE³S Indicators

| | |
|---|--------|
| Total Employees | 14,309 |
| Total Residents | 4,549 |
| Employees per Dwelling Unit | 8.5 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 1.4 |
| Change in Vehicle Miles Traveled per Household from Base Case* | 0% |

*See Robla Neighborhood Detailed Indicators for more information

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Robla Neighborhood

Detailed PLACE³S Indicators ...

| | Base Case* | Table 2 Smart Growth | Table 3 Smart Growth | Table 4 Smart Growth |
|--|------------|----------------------------|----------------------------|----------------------------|
| Total Employees | 14,309 | 18,602 | 40,307 | 27,369 |
| Total Dwelling Units | 1,679 | 8,687 | 12,639 | 14,133 |
| Total Residents | 4,549 | 21,593 | 27,007 | 31,746 |
| Employees per Dwelling Unit | 8.5 | 2.1 | 3.2 | 1.9 |
| Retail Jobs | 399 | 5,042 | 12,130 | 11,934 |
| Office Jobs | 1,317 | 9,727 | 22,508 | 10,161 |
| Industrial Jobs | 11,865 | 2,987 | 4,809 | 4,409 |
| Public Jobs | 729 | 846 | 860 | 866 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 1.4 | 2.3 | 2.8 | 2.9 |

Transportation PLACE³S Indicators
 Changes from Base Case*

| | Base Case* | Table 2 Smart Growth | Table 3 Smart Growth | Table 4 Smart Growth |
|------------------------------------|------------|----------------------------|----------------------------|----------------------------|
| Change in VT per Household | 0% | -15% | -18% | -17% |
| Change in VMT per Household | 0% | -34% | -36% | -39% |
| Change in VT per Retail Job | 0% | -65% | -49% | -57% |
| Change in VMT per Retail Job | 0% | -74% | -59% | -69% |
| Change in VT per Non-Retail Job | 0% | -27% | -29% | -38% |
| Change in VMT per Non-Retail Job | 0% | -37% | -42% | -53% |
| Change in Light Rail/BRT Boardings | 0% | 0% | 0% | 0% |

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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