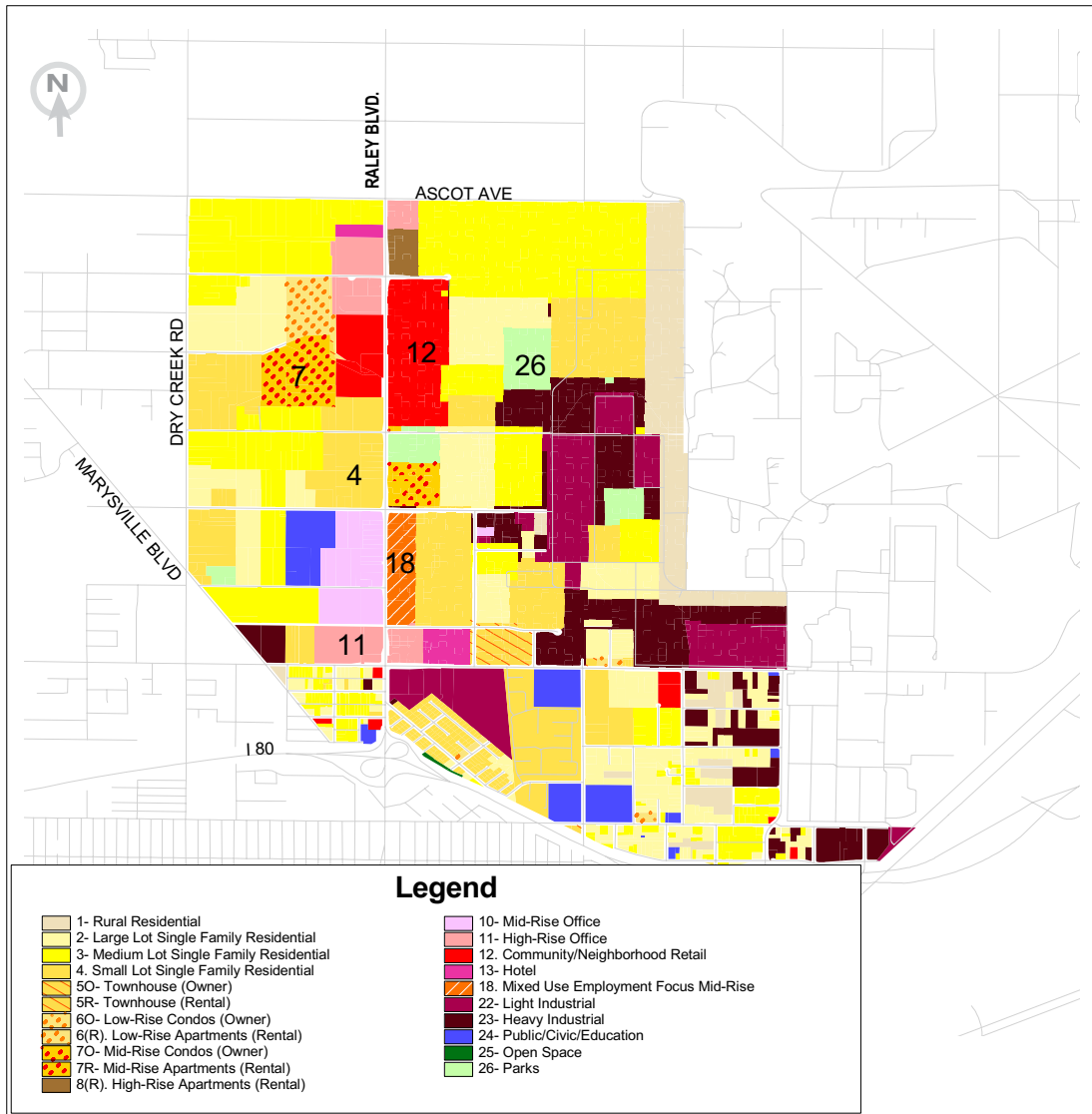


**Robla Neighborhood— Smart Growth Planning Scenario**



**Key Land Uses Featured**



**3** Medium Lot Single Family Residential



**7** Mid-Rise Condos



**4** Small Lot Single Family Residential



**18** Mixed-Use Employment Focus Mid-Rise



**11** High-Rise Office

**Key Elements of Planning Scenario**

This group added mostly moderate-intensity housing. Most dwelling units were small-, medium-, or large-lot single-family homes. Specific features of the plan include:

- Light rail or bus rapid transit on Raley Blvd.
- Transit-oriented development concentrated along Raley Blvd.
- Hospital and senior community center
- Park and trails
- Still some existing light and heavy industrial near former base
- Rural residential belt in northeast corner

Resulted in the following changes from base case:

- Capacity for 4,300 more employees
- Capacity for 7,000 more dwelling units
- Improved land use mix from 9 to 2 employees per dwelling unit

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

Total Employees .....	18,602
Total Residents .....	21,593
Employees per Dwelling Unit .....	2.1
Pedestrian Friendliness .....	
(1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled .....	
per Household from Base Case* .....	-34%

\*See Robla Neighborhood Detailed Indicators for more information

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**Robla Neighborhood**

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