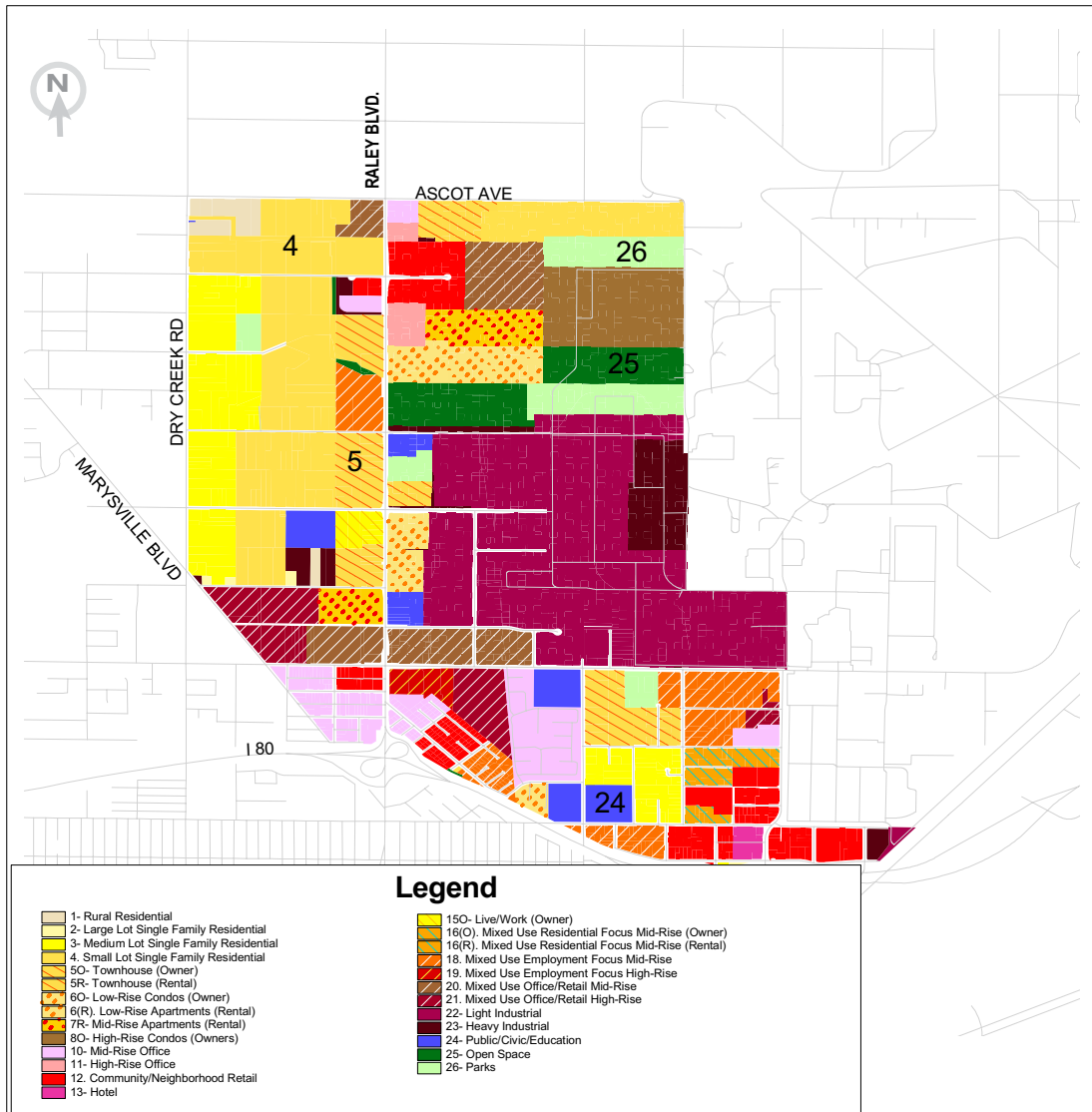


Robla Neighborhood— Smart Growth Planning Scenario



Key Land Uses Featured



26 Park



4 Small Lot Single Family Residential



3 Medium Lot Single Family Residential



5 Townhouse



10 Mid-Rise Office

Key Elements of Planning Scenario

This group significantly increased capacity for dwelling units, primarily through compact housing as six-story condos, three-story apartments, small-lot houses, or as part of mixed-use mid-rises and high-rises. Specific features of the plan include:

- Commercial center
- Bike/pedestrian trails
- Technical school campus
- Parks, open space
- Still some existing light and heavy industrial near former base

Resulted in the following changes from base case:

- Capacity for 26,000 more employees
- Capacity for 11,000 more dwelling units
- Improved land use mix from 9 to 3 employees per dwelling unit

PLACE³S 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 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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