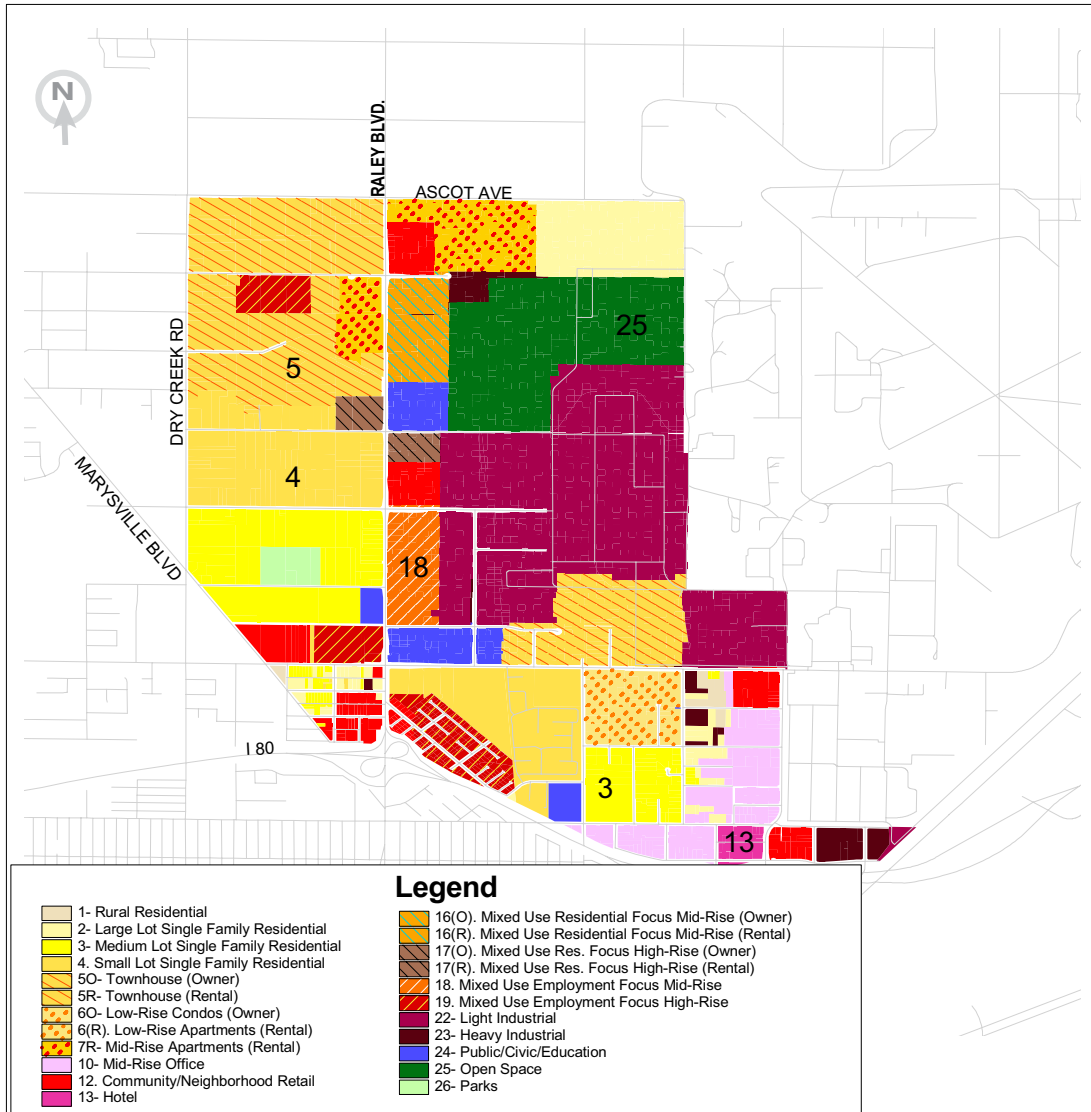


**Robla Neighborhood— Smart Growth Planning Scenario**



**Key Land Uses Featured**



**5(R) Townhouse (rental)**



**4 Small Lot Single Family Residential**



**18 Mixed-use Employment Focus Mid-rise**



**3 Medium Lot Single Family Residential**



**13 Hotel**

**Key Elements of Planning Scenario**

This group selected three-story townhouses, mid-rise apartments, and mixed-uses to hold the majority of the new capacity for jobs and housing. Specific features of the plan include:

- Six-story transit-oriented development on Raley Blvd.
- Bus/shuttle service on Raley Blvd. connecting to light rail
- Hotel and employment at I-80 and Winters St. to form a “gateway”
- Large open space
- Rural residential in northeast corner
- Amphitheater

Resulted in the following changes from base case:

- Capacity for 13,000 more employees
- Capacity for 12,400 more dwelling units
- Improved land use mix from 9 to 2 employees per dwelling unit

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

Total Employees .....	27,369
Total Residents .....	31,746
Employees per Dwelling Unit .....	1.9
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.9
Change in Vehicle Miles Traveled per Household from Base Case* .....	-39%

•See Robla Neighborhood Detailed Indicators for more information

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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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