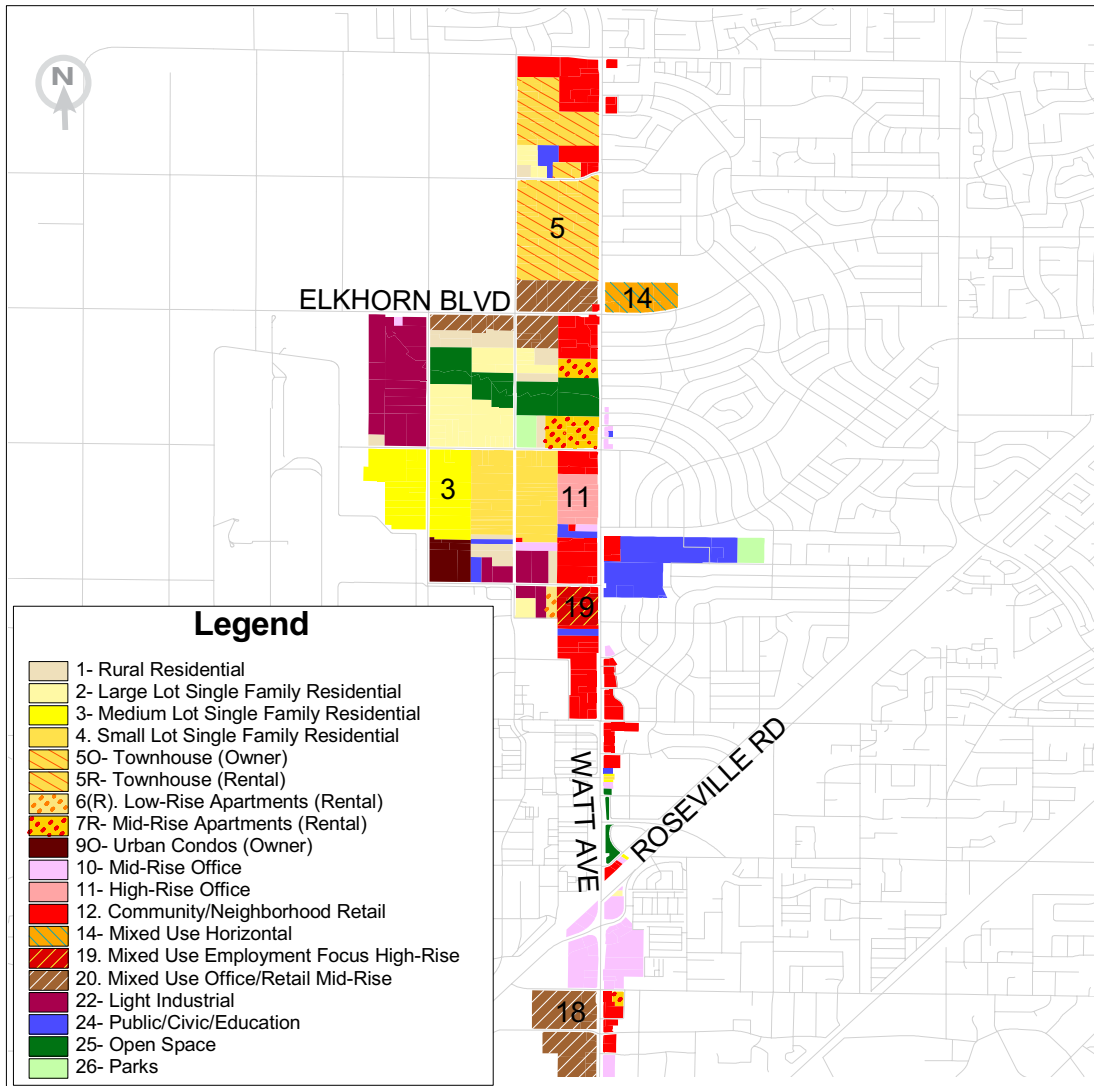


North Highlands — Smart Growth Planning Scenario



Key Land Uses Featured



5 Townhouse



14 Mixed-Use Retail/ Residential Horizontal



3 Medium Lot Single Family Residential



11 High-Rise Office



19 Mixed-Use Employment Focus High-Rise

Key Elements of Planning Scenario

This group replaced much of the existing low-intensity neighborhood retail with mixed uses and multi-story office and retail. The group also added a significant amount of housing. Specific features of the plan include:

- Neighborhood community center at Don Juan Dr. and Watt Ave.

Resulted in the following changes from base case:

- Capacity for 4,900 more dwelling units
- Capacity for 1,500 additional employees
- Improved land use mix from 38 to 4 employees per dwelling unit

PLACE³S Indicators

Total Employees	19,130
Total Residents	11,225
Employees per Dwelling Unit	3.9
Pedestrian Friendliness (1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled per Household from Base Case*	-3%

• See North Highlands Neighborhood Detailed Indicators for more information

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North Highlands Neighborhood

Detailed PLACE³S Indicators ...

	Base Case*	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	17,640	19,130	27,428
Total Dwelling Units	469	4,897	10,671
Total Residents	1,198	11,225	20,129
Employees per Dwelling Unit	37.6	3.9	2.6
Retail Jobs	12,016	8,330	17,098
Office Jobs	3,096	8,998	8,928
Industrial Jobs	1,388	911	0
Public Jobs	1,139	890	1,402
Pedestrian Friendliness (1 = worst, 5 = best)	1.9	2.9	3.5

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case*	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household	0%	-4%	-6%
Change in VMT per Household	0%	-3%	-8%
Change in VT per Retail Job	0%	-2%	-5%
Change in VMT per Retail Job	0%	-2%	-5%
Change in VT per Non-Retail Job	0%	-5%	-3%
Change in VMT per Non-Retail Job	0%	-5%	-4%
Change in Light Rail/BRT Boardings	0%	0%	-68%

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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