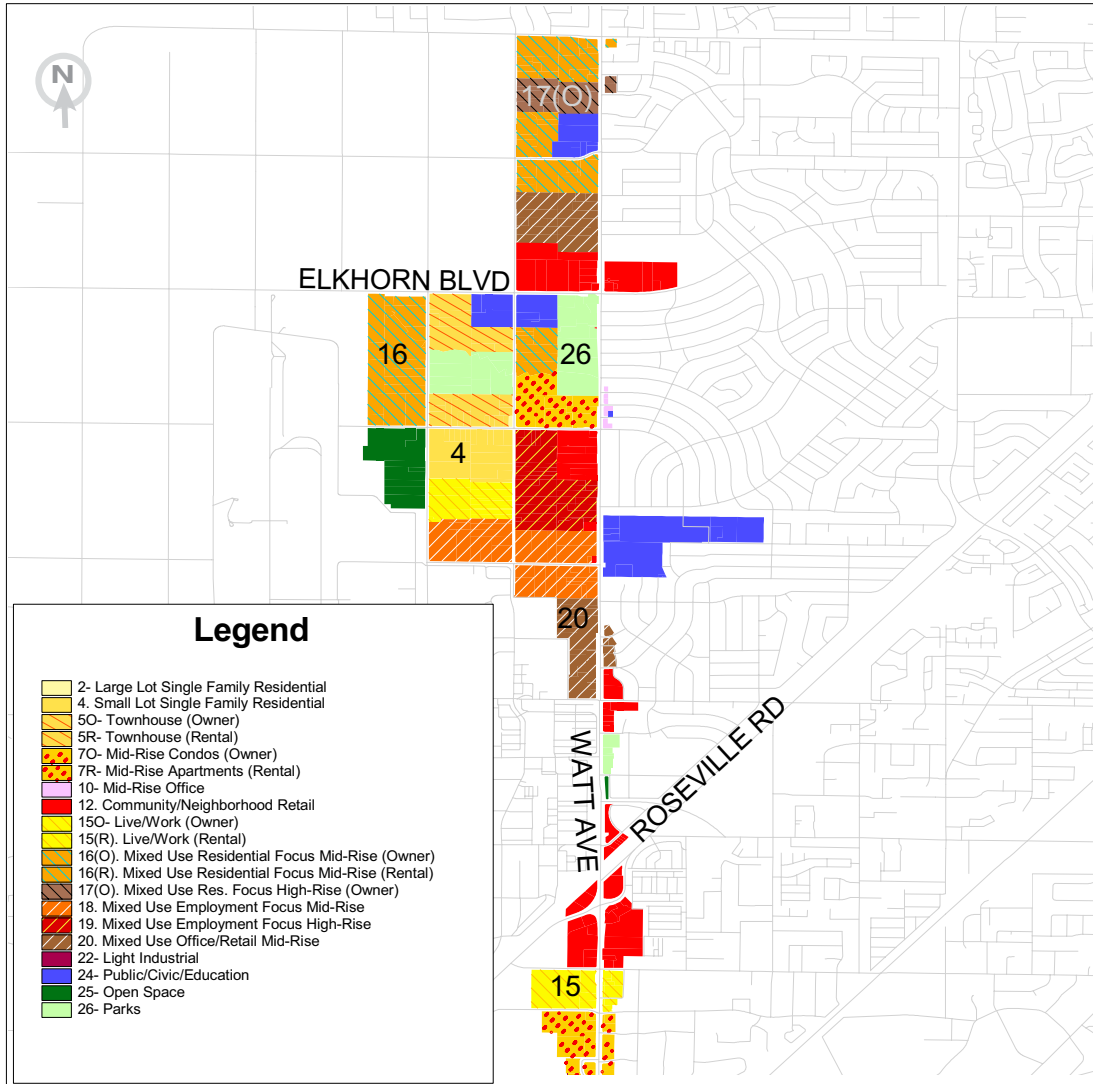


North Highlands — Smart Growth Planning Scenario



Key Land Uses Featured



17 Mixed-Use Residential Focus High-Rise



26 Park



16 Mixed-use Residential Focus Mid-Rise



4 Small Lot Single Family Residential



20 Mixed-Use Retail/Office Mid-Rise

Key Elements of Planning Scenario

The existing low-intensity retail on Watt Ave. was replaced with transit- and pedestrian-friendly mid-rise mixed-use office/retail. Specific features of the plan include:

- Townhomes, small-lot single family, mid-rise condos, mid-rise mixed-use residential focus, and live/work around large park
- Grade separated bus stop with pedestrian improvements at Roseville Rd. and Watt Ave.
- Express bus service

Resulted in the following changes from base case:

- Capacity for 9,800 more employees
- Capacity for 21,300 more residents
- Improved land use mix from 38 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	27,428
Total Residents	20,129
Employees per Dwelling Unit	2.6
Pedestrian Friendliness (1 = worst, 5 = best)	3.5
Change in Vehicle Miles Traveled per Household from Base Case*	-8%

•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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