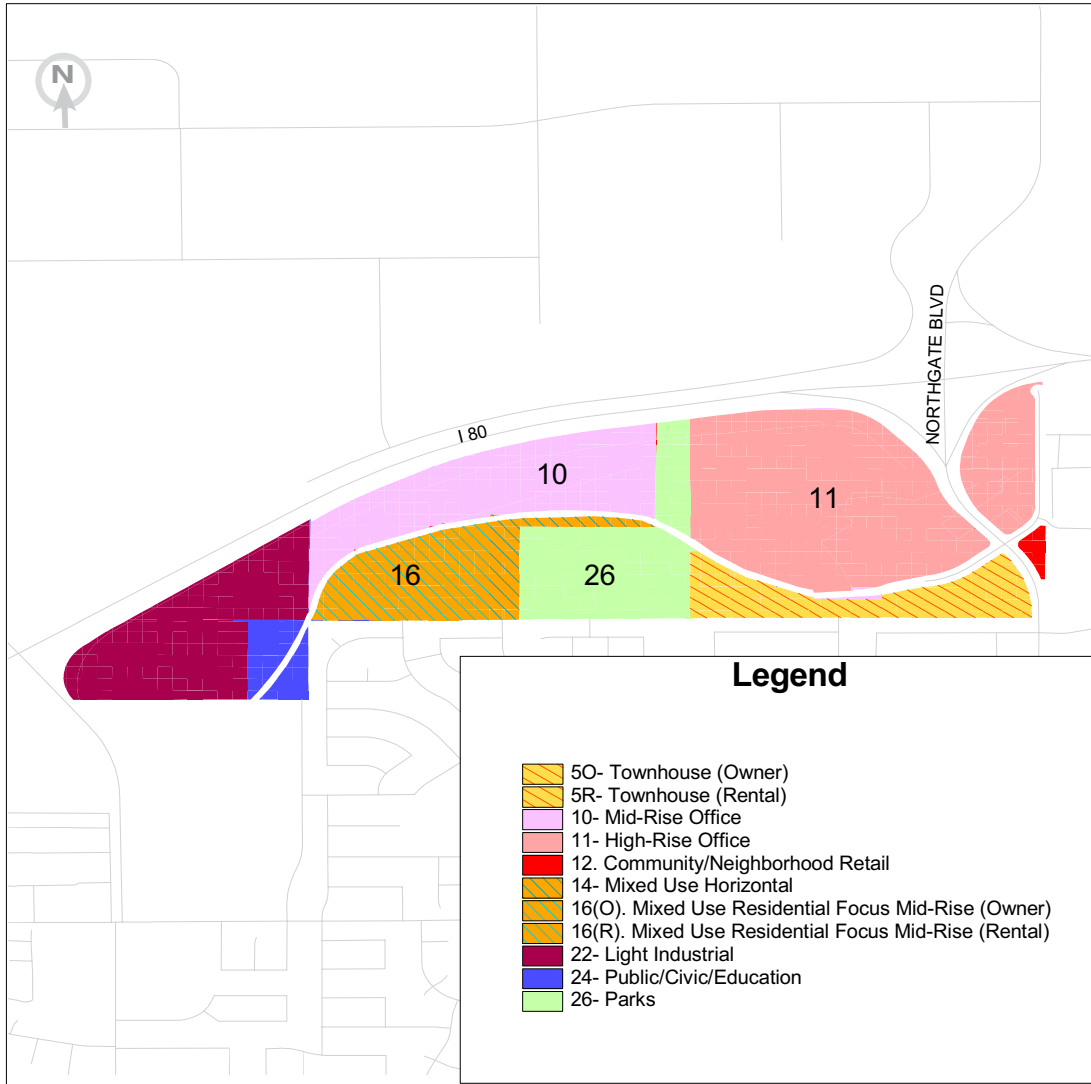


Northgate I-80 — Smart Growth Planning Scenario



**Key Land Uses Featured**



10 Mid-Rise Office



16 Mixed-Use Residential Focus Mid-Rise



26 Park



11 High-Rise Office

**Key Elements of Planning Scenario**

This group took an area with no residential units and added capacity for 700. Office jobs (12,300) make up most of the employment, because the area features a medical center in the eastern half. Specific features of the plan include:

- Transformed large tract of open space into a park
- Technical and ADA training school
- Senior housing

Resulted in the following changes from base case:

- Capacity for 7,400 more employees
- Capacity for 700 more dwelling units
- Improved land use mix to 20 employees per dwelling unit

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

Total Employees .....	14,424
Total Residents .....	1,575
Employees per Dwelling Unit .....	20.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.5
Change in Vehicle Miles Traveled per Household from Base Case* .....	-28%

•See North Highlands Neighborhood Detailed Indicators for more information

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Northgate I-80

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

	Base Case*	Table 9 Smart Growth	Table 10 Smart Growth
Total Employees .....	7,060	14,424	3,023
Total Dwelling Units .....	0	720	3,247
Total Residents .....	0	1,575	6,138
Employees per Dwelling Unit .....	undefined	20.0	0.9
Retail Jobs .....	3,334	1,575	1,602
Office Jobs .....	2,553	12,290	1,419
Industrial Jobs .....	0	442	0
Public Jobs .....	1,174	116	2
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.1	3.5	3.3

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

Changes from Base Case\*

	Base Case*	Table 9 Smart Growth	Table 10 Smart Growth
Change in VT per Household .....	0%	-23%	-23%
Change in VMT per Household .....	0%	-23%	-13%
Change in VT per Retail Job .....	0%	-16%	-12%
Change in VMT per Retail Job .....	0%	-28%	-32%
Change in VT per Non-Retail Job .....	0%	-23%	-17%
Change in VMT per Non-Retail Job .....	0%	-38%	-28%
Change in Light Rail/BRT Boardings .....	0%	140%	41%

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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