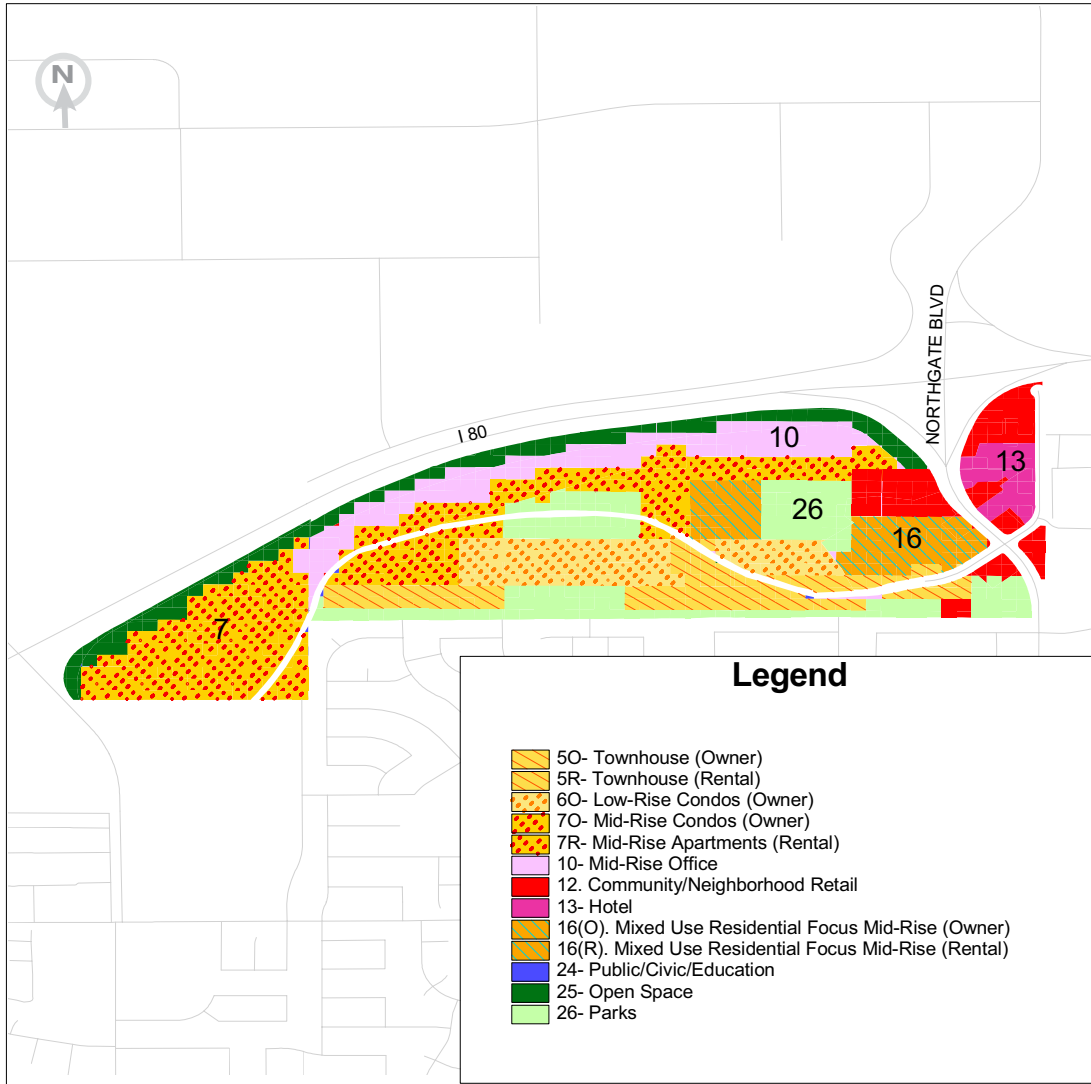


Northgate I-80 — Smart Growth Planning Scenario



**Key Land Uses Featured**



10 Mid-Rise Office



26 Park



13 Hotel



16 Mixed-Use Residential Focus Mid-Rise

**Key Elements of Planning Scenario**

This group took an area with no residential units and added capacity for 3,200. Now it is a park-oriented community, conveniently balancing jobs and housing, encouraging people to live and work in their community. Specific features of the plan include:

- Two large parks
- Mid-rise condos and office next to open space greenbelt
- Rental and owner townhomes, low-rise condos, and mid-rise mixed-use residential focus development bordering a park greenbelt.
- Hotel and retail east of Northgate Blvd.

Resulted in the following changes from base case:

- Capacity for 4,000 fewer employees
- Capacity for 3,200 more dwelling units
- Improved land use mix to 1 employee per dwelling unit

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

Total Employees .....	3,023
Total Residents .....	6,138
Employees per Dwelling Unit .....	0.9
Pedestrian Friendliness .....	
(1 = worst, 5 = best) .....	3.3
Change in Vehicle Miles Traveled .....	
per Household from Base Case* .....	-32%

•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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