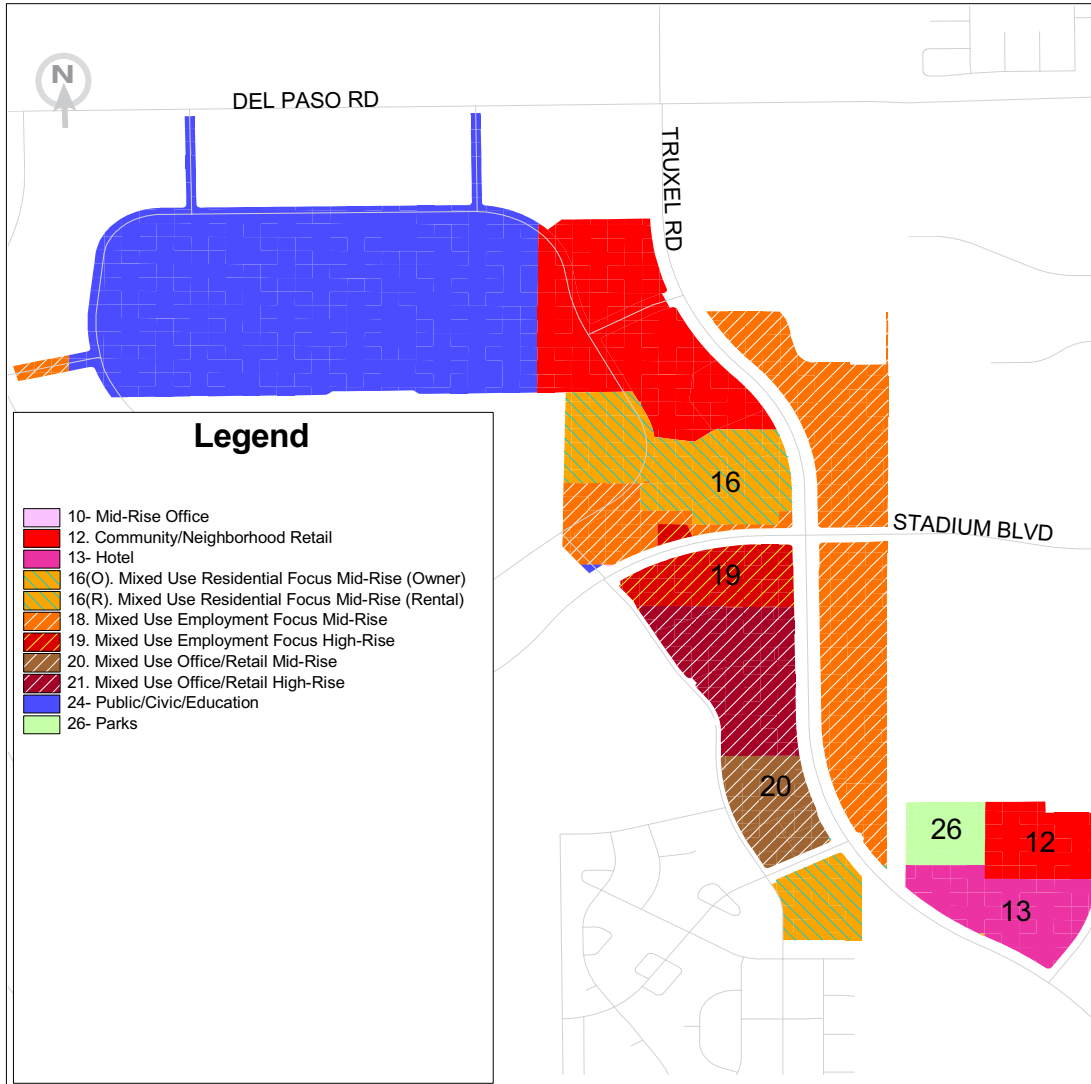


**Natomas Arena Truxel — Smart Growth Planning Scenario**



**Key Land Uses Featured**



**16 Mixed-Use Residential Focus Mid-Rise**



**19 Mixed-Use Employment Focus High-Rise**



**20 Mixed-Use Retail/Office Mid-Rise**



**26 Park**



**12 Community/Neighborhood Retail**

**Key Elements of Planning Scenario**

This group increased employment by adding high-rise office/retail on the west side of Truxel Rd., which created 4,000 jobs. Specific features of the plan include:

- Replacing the arena with an “Amusement Entertainment Complex,” featuring bowling, miniature golf, restaurants, and art center
- Transit-oriented development around the future light rail stop
- Senior housing
- Hotel, park, and neighborhood retail in southeast corner
- Bike/pedestrian trail next to canal

Resulted in the following changes from base case:

- Capacity for 3800 more employees
- Capacity for 40 more dwelling units
- Changed land use mix from 6 to 8 employees per dwelling unit

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

Total Employees .....	6,616
Total Residents .....	3,363
Employees per Dwelling Unit .....	3.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	-10%

\*See Natomas Area Truxel Detailed Indicators for more information

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Natomas Arena Truxel

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

	Base Case*	Table 1 Smart Growth	Table 7 Smart Growth	Table 7 Alternative	Table 8 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth
Total Employees .....	9,928	11,886	9,346	9,793	6,616	13,754	10,067
Total Dwelling Units .....	1,617	3,420	5,901	1,476	1,828	1,658	2,783
Total Residents .....	2,910	6,156	10,761	2,656	3,363	2,984	5,046
Employees per Dwelling Unit .....	6.1	3.5	1.6	6.6	3.6	8.3	3.6
Retail Jobs .....	5,103	7,194	5,920	5,223	4,503	7,055	4,835
Office Jobs .....	2,651	4,426	3,302	2,378	1,774	4,981	2,975
Industrial Jobs .....	0	0	0	0	0	0	0
Public Jobs .....	2,173	266	125	2,192	339	1,717	2,257
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.4	3.7	3.5	3.4	3.3	3.3	3.4

Transportation PLACE<sup>3</sup>S Indicators  
 Changes from Base Case\*

	Base Case*	Table 1 Smart Growth	Table 7 Smart Growth	Table 7 Alternative	Table 8 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth
Change in VT per Household .....	0%	-6%	-11%	0%	-2%	-6%	-7%
Change in VMT per Household .....	0%	-23%	-37%	-2%	-10%	-9%	2%
Change in VT per Retail Job .....	0%	-31%	-28%	-5%	-20%	-29%	-15%
Change in VMT per Retail Job .....	0%	-34%	-33%	-6%	-25%	-28%	-17%
Change in VT per Non-Retail Job .....	0%	-30%	-26%	-8%	-20%	-24%	-15%
Change in VMT per Non-Retail Job .....	0%	-49%	-41%	-12%	-33%	-33%	-24%
Change in Light Rail/BRT Boardings .....	0%	1%	13%	-6%	-13%	18%	13%

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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