

Covell Boulevard



Key Land Uses Featured



22 Light Industrial



27 Agricultural

Key Elements of the Base Case

This study area is bounded by development on three sides, and the City of Davis owns land to the north of the site. Though the base case provides capacity for about 1,000 office jobs and 1,300 industrial jobs, it is plausible that this land may be further developed in the next 50 years. Specific features of the base case include:

- Heavy rail line to the west of the study area
- Major connectors, Pole Line Rd. and Covell Blvd., intersect at southeast corner
- Agricultural land
- Vacant tomato cannery (light industrial)

PLACE³S Indicators

Total Employees	2,648
Total Residents	3
Employees per Dwelling Unit	2643.9
Pedestrian Friendliness (1 = worst, 5 = best)	1.2
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Covell Boulevard Detailed Indicators for more information*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

DETAILED INDICATORS

Covell Boulevard

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth	Table 14 Smart Growth	Table 15 Smart Growth	Table 16 Smart Growth
Total Employees	2,648	8,163	3,154	5,396	2,763	3,767	3,860	7,541	4,913	2,173	4,266	8,463
Total Dwelling Units	1	5,085	4,357	5,742	4,223	2,914	5,363	4,603	6,279	2,788	2,541	3,388
Total Residents	3	11,657	9,618	10,449	10,015	6,992	12,027	10,240	13,814	6,360	5,358	7,547
Employees per Dwelling Unit	2643.9	1.6	0.7	0.9	0.7	1.3	0.7	1.6	0.8	0.8	1.7	2.5
Retail Jobs	1	2,450	1,369	2,965	1,035	322	2,801	2,183	1,331	507	2,313	5,944
Office Jobs	989	5,579	1,177	2,179	1,134	2,738	580	5,068	3,251	1,411	1,695	2,247
Industrial Jobs	1,272	0	538	204	134	406	0	0	330	0	0	0
Public Jobs	0	134	70	43	460	301	480	291	0	250	225	258
"Pedestrian Friendliness (1 = worst, 5 = best)"	1.2	3.0	2.6	2.9	2.8	2.9	2.8	3.1	2.9	2.5	2.6	3.1

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth	Table 12 Smart Growth	Table 13 Smart Growth	Table 14 Smart Growth	Table 15 Smart Growth	Table 16 Smart Growth
Change in VT per Household	0%	-22%	-14%	-22%	-15%	-18%	-17%	-23%	-23%	-11%	-22%	-22%
Change in VMT per Household	0%	-44%	-38%	-44%	-38%	-40%	-40%	-44%	-44%	-36%	-44%	-44%
Change in VT per Retail Job	0%	-46%	-40%	-46%	-40%	-42%	-42%	-46%	-46%	-38%	-46%	-46%
Change in VMT per Retail Job	0%	-62%	-59%	-62%	-59%	-60%	-60%	-62%	-62%	-58%	-62%	-62%
Change in VT per Non-Retail Job	0%	-26%	-24%	-26%	-24%	-25%	-25%	-26%	-26%	-24%	-26%	-26%
Change in VMT per Non-Retail Job	0%	-56%	-48%	-56%	-48%	-51%	-50%	-56%	-56%	-45%	-56%	-56%

VT = Vehicle Trips

VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

*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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