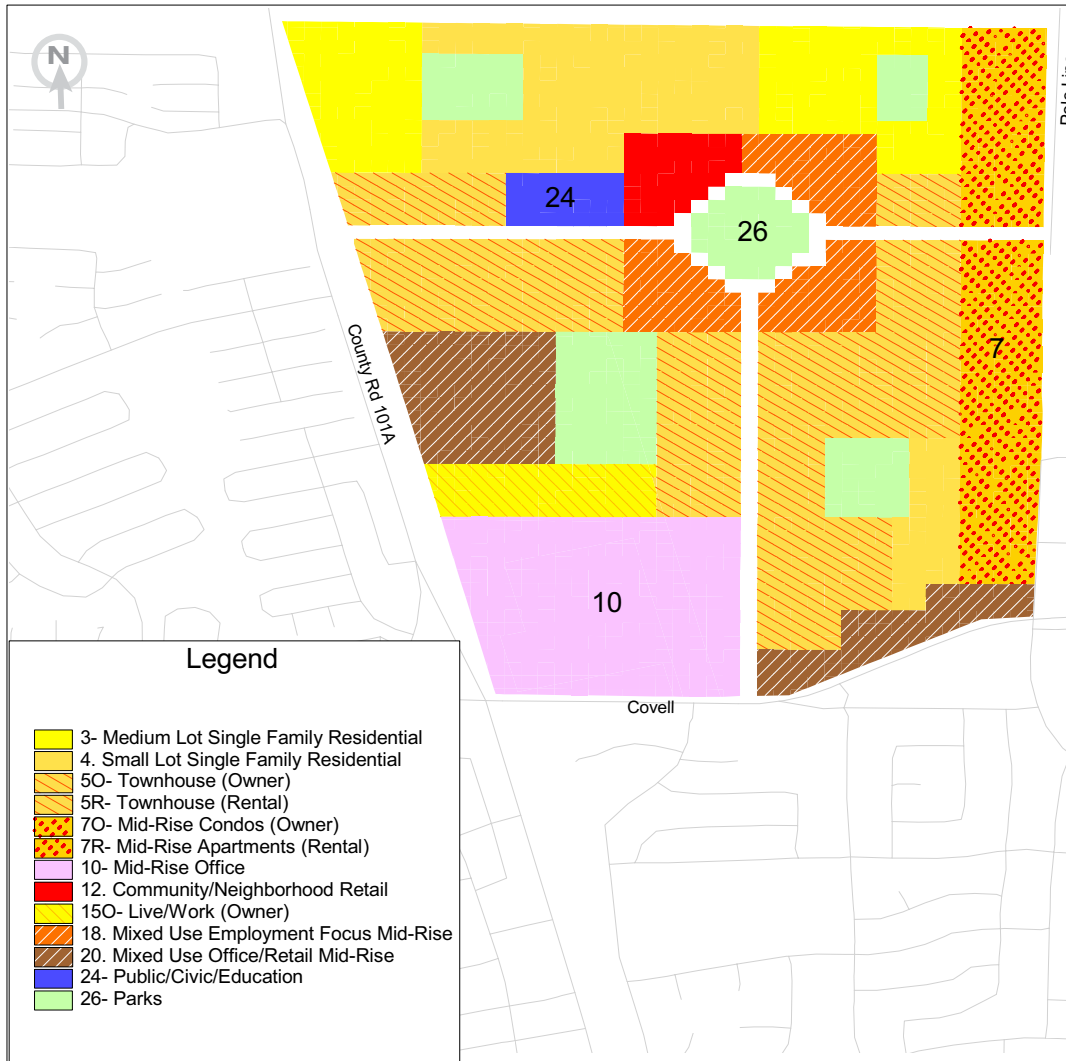


TABLE 6

Covell Boulevard— Smart Growth Scenario



**Key Land Uses Featured**



**24** Public/Civic/Education



**26** Parks



**7** Mid-Rise Condos



**10** Mid-Rise Office

**Key Elements of Planning Scenario**

This group wanted a gathering place to encourage a sense of community, so they created a park town center in the middle of the study area. The center is surrounded by mid-rise mixed-use development that features street level retail with housing and office above. Participants specified that the parks have houses facing the park to improve safety. Specific features of the plan include:

- Medium lot single family north of the park
- Townhouses south of the park
- Affordable housing
- Transit connections
- Bike/pedestrian trails
- Artist live/work spaces
- Soccer field
- Parks/open space

Resulted in the following changes from base case:

- Capacity for 5,500 more employees
- Capacity for 5,100 more dwelling units
- Improved land use mix from 2,644 to 2 employees per dwelling unit

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

Total Employees .....	8,163
Total Residents .....	11,657
Employees per Dwelling Unit .....	1.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.0
Change in Vehicle Miles Traveled per Household from Base Case* .....	-44%

\*See Covell Boulevard Detailed Indicators for more information

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# 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 PLACE<sup>3</sup>S 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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