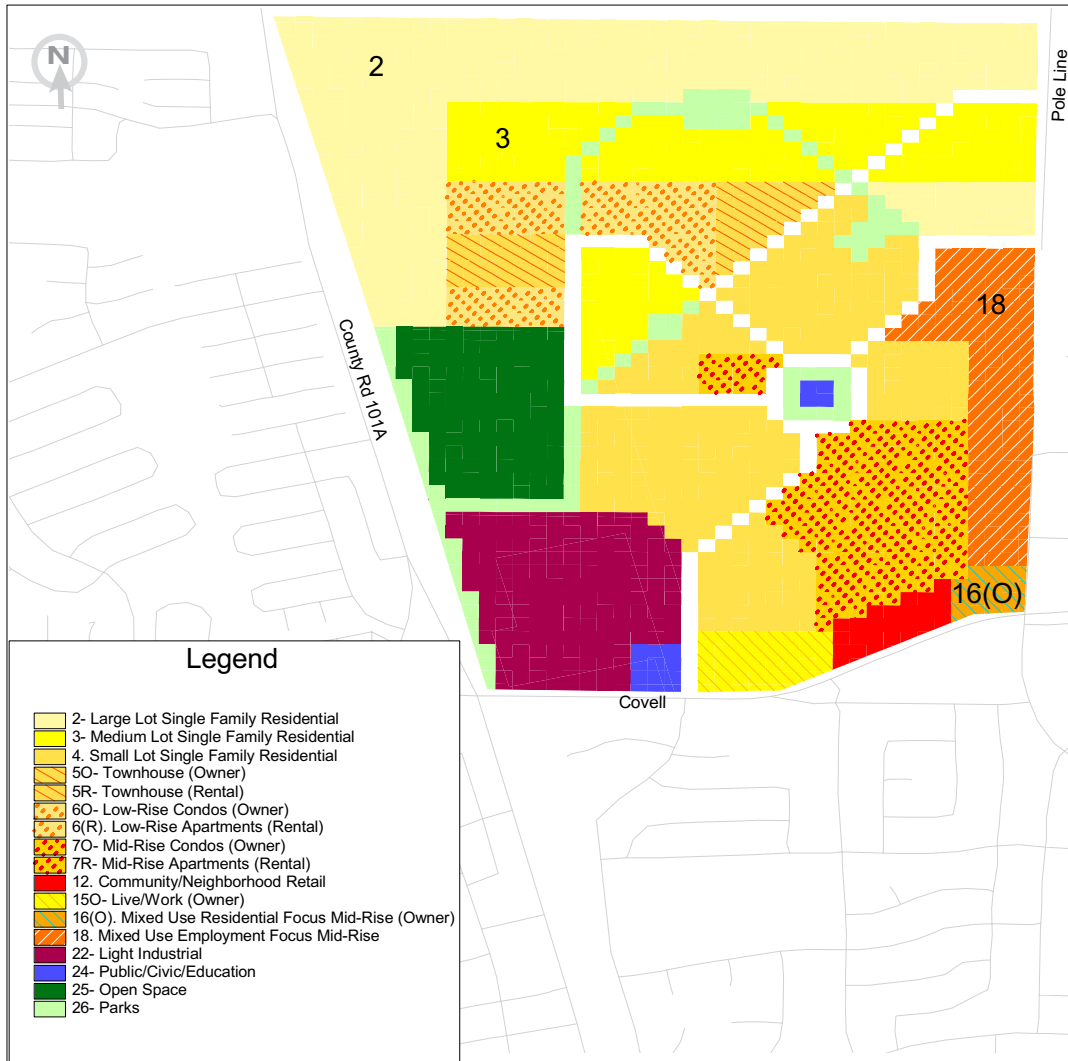


TABLE 7

Covell Boulevard— Smart Growth Scenario



**Key Land Uses Featured**



**2 Large Lot Single Family Residential**



**3 Medium Lot Single Family Residential**



**18 Mixed-Use Employment Focus Mid-Rise**



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

**Key Elements of Planning Scenario**

This table’s participants wanted a gathering place to encourage a sense of community, so they created a park town center in the middle of the study area. Small-lot and mid-rise apartment housing surrounds the center. Specific features of the plan include:

- Bike/pedestrian trails on County Road 101A and throughout the study area
- Parks that feature bocce ball courts
- Mid-rise mixed-use employment on Pole Line Rd.
- Access to public transit
- Preservation of existing bus yard

Resulted in the following changes from base case:

- Capacity for 500 more employees
- Capacity for 4,400 more dwelling units
- Improved land use mix from 2,644 to 1 employee per dwelling unit

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

Total Employees .....	3,154
Total Residents .....	9,618
Employees per Dwelling Unit .....	0.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.6
Change in Vehicle Miles Traveled per Household from Base Case* .....	-38%

\*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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