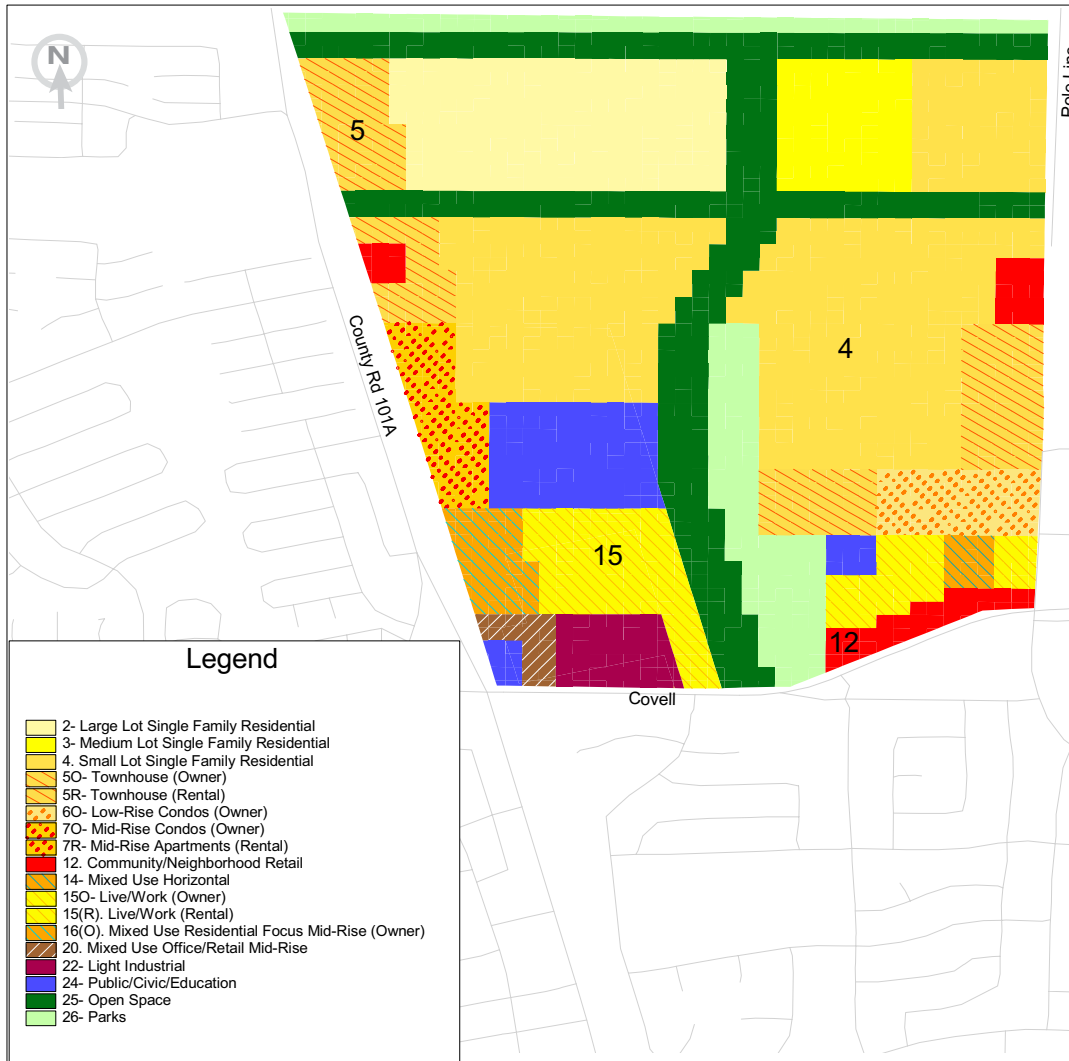


TABLE 9

Covell Boulevard— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



4 Small Lot Single Family Residential



15 Live/Work



12 Community/Neighborhood Retail

Key Elements of Planning Scenario

This group changed the existing light industrial in the southwest corner into a transit hub. Around the hub, the participants placed mixed-use and live/work housing. Greenbelts and parks featuring bike and pedestrian amenities stretch across the mostly small-lot residential neighborhoods. Specific features of the plan include:

- Townhomes and condominiums along County Rd. 101A
- Lighting improved in southeast shopping center
- Permanently affordable housing set aside
- Satellite high school
- Large and medium lot housing without sidewalks in northern area
- Open-air Mexican market next to transit hub
- Railroad crossing on west side of study area
- Bike/pedestrian crossing at Faro St. over County Rd. 101A and rail tracks
- Fire station
- Orchards and vineyards to retain drainage

Resulted in the following changes from base case:

- Capacity for 100 more employees
- Capacity for 4,200 more dwelling units
- Improved land use mix from 2,644 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	2,763
Total Residents	10,015
Employees per Dwelling Unit	0.7
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
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 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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