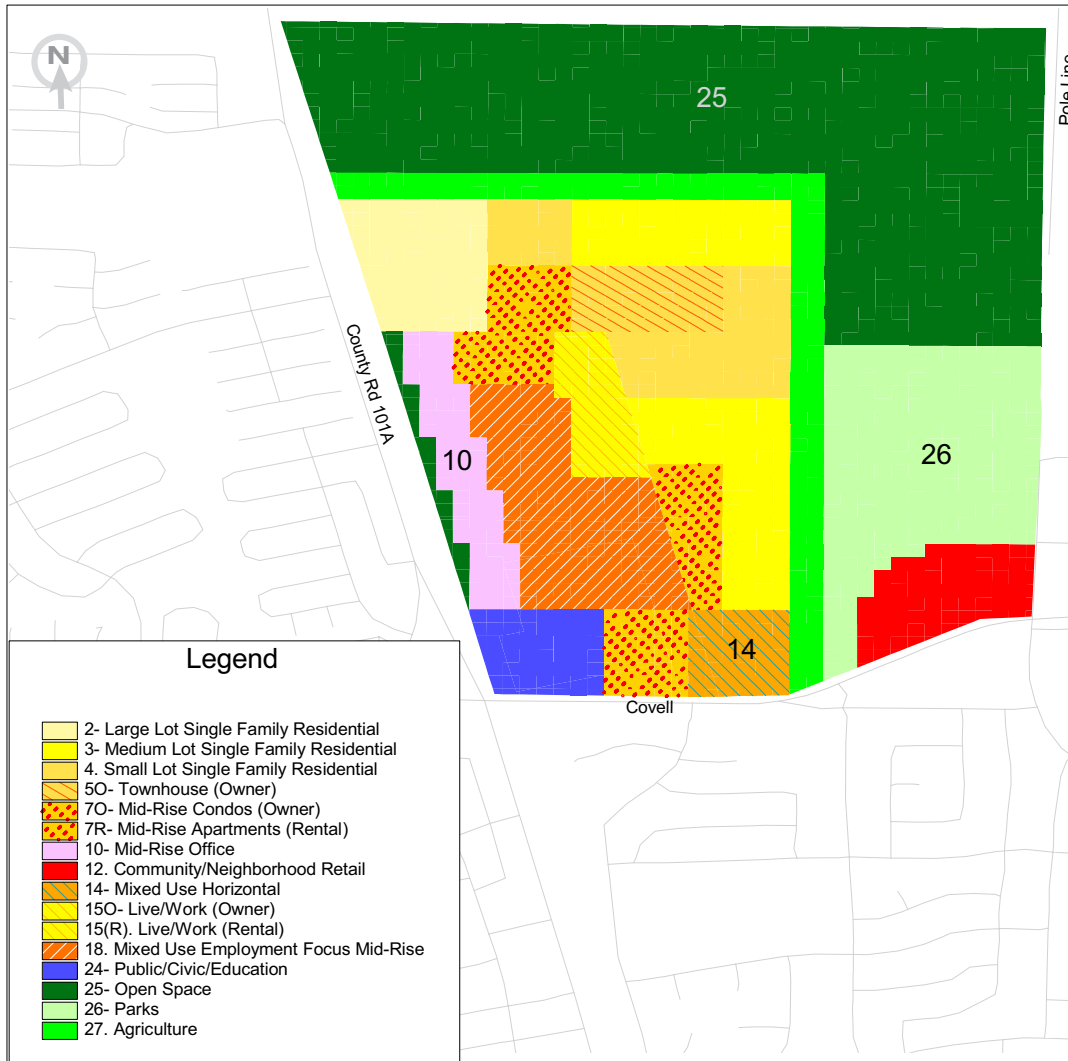


TABLE 15

Covell Boulevard— Smart Growth Scenario



Key Land Uses Featured



25 Open Space



10 Mid-Rise Office



26 Parks



14 Mixed-Use Retail/
Residential Horizontal

Key Elements of Planning Scenario

This group confined development to the southwest quadrant of the study area. The participants specified that development should have a 2:1 mitigation. Therefore they placed a large greenbelt of open space around the study area. Specific features of the plan include:

- Medium and small lot residential
- Mid-rise condominiums
- Retail in southeast corner

Resulted in the following changes from base case:

- Capacity for 1,600 more employees
- Capacity for 2,500 more dwelling units
- Improved land use mix from 2,644 to 2 employees per dwelling unit

PLACE³S Indicators

| | |
|---|-------|
| Total Employees | 4,266 |
| Total Residents | 5,358 |
| Employees per Dwelling Unit | 1.7 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.6 |
| Change in Vehicle Miles Traveled per Household from Base Case* | -44% |

*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.

3000 S Street,
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 Sacramento, CA
 95816

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 tdd 916.737.1718
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