

TABLE 16

Covell Boulevard— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



19 Mixed-Use Employment Focus High-Rise



24 Public/Civic/Education



12 Community / Neighborhood Retail

Key Elements of Planning Scenario

This group changed the existing light industrial area to mid- and high-rise mixed-use employment. The participants specified that the development should be phased in as growth demands it. Specific features of the plan include:

- Open space in north section of the study area
- J St. and L St. extended
- Retail at the south end of the study area
- Park/community center
- Play fields around drainage ponds
- Small lot single-family housing

Resulted in the following changes from base case:

- Capacity for 5,800 more employees
- Capacity for 3,400 more dwelling units
- Improved land use mix from 2,644 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	8,463
Total Residents	7,547
Employees per Dwelling Unit	2.5
Pedestrian Friendliness (1 = worst, 5 = best)	3.1
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 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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