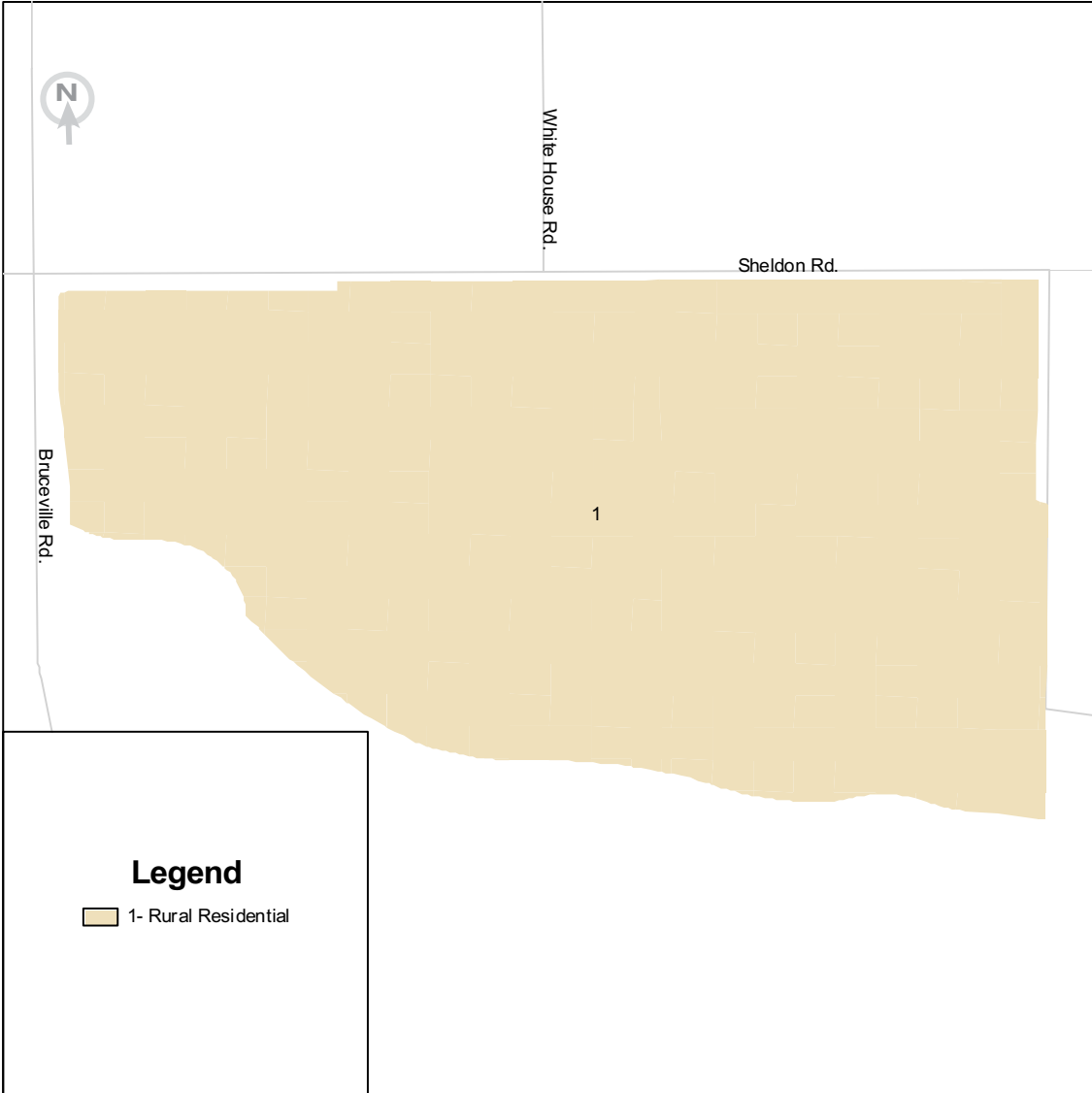


Elk Grove Infill



Key Land Uses Featured



1 Rural Residential

Key Elements of the Base Case

This site is made up of 83 acres of undeveloped agricultural land adjacent to Bruceville Rd. and Sheldon Rd. and is designated rural residential in the Draft General Plan. This designation is intended as a “holding zone” for the property until more detailed planning occurs. Specific features of the base case include:

- Laguna Creek riparian zone adjacent to southern boundary
- Possible future light rail stop

PLACE³S Indicators

Total Employees	0
Total Residents	228
Employees per Dwelling Unit	0
Pedestrian Friendliness (1 = worst, 5 = best)	1
Change in Vehicle Miles Traveled per Household from Base Case*	0%

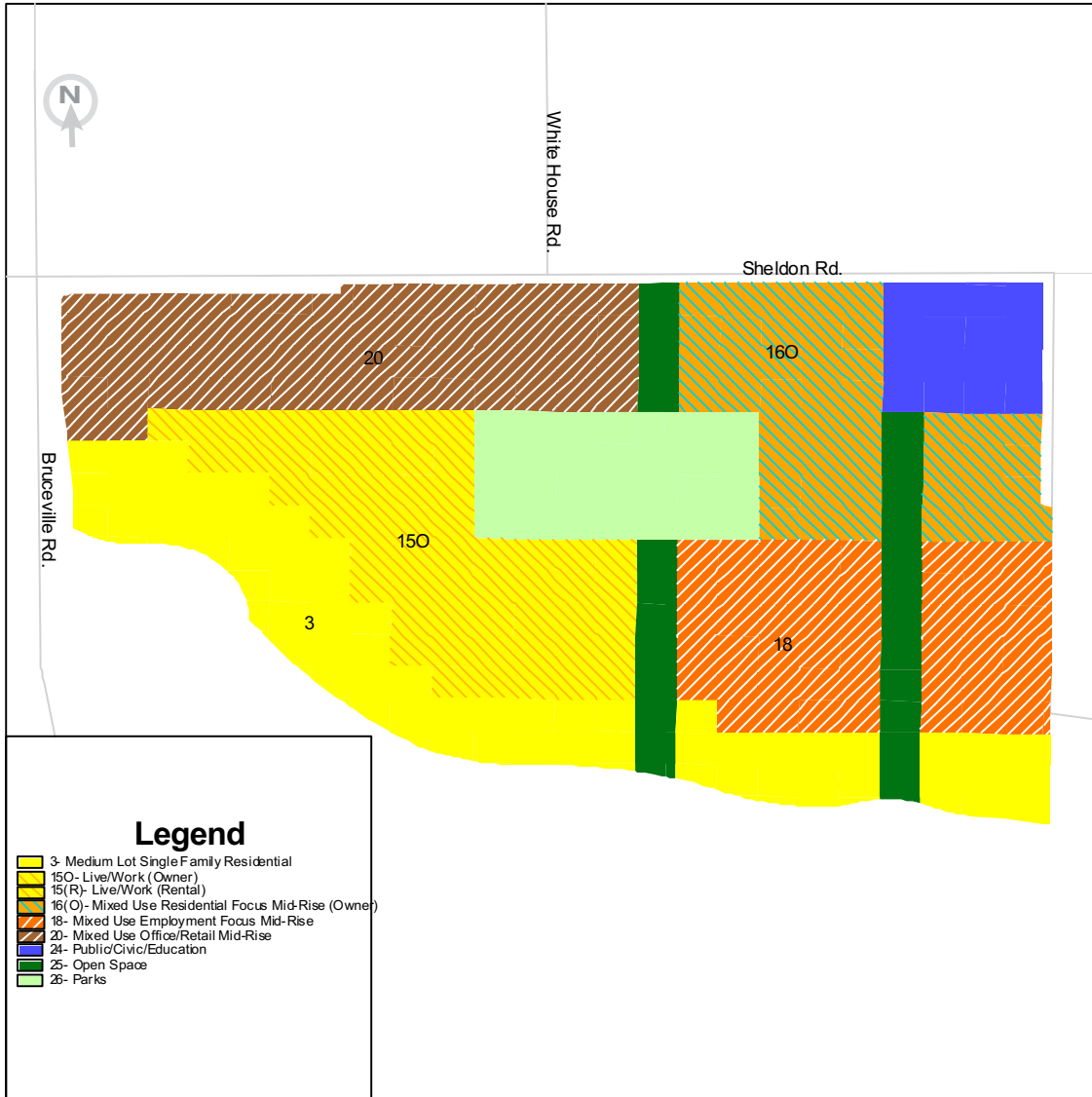
**See Elk Grove Infill Detailed Indicators for more information*

1415 L Street
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org

TABLE 1

Elk Grove Infill— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



15 Live/Work



16 Mixed-Use Residential Focus Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise



20 Mixed-Use Retail/Office Mid-Rise

Legend

- 3- Medium Lot Single Family Residential
- 15O- Live/Work (Owner)
- 15(R)- Live/Work (Rental)
- 16(O)- Mixed Use Residential Focus Mid-Rise (Owner)
- 18- Mixed Use Employment Focus Mid-Rise
- 20- Mixed Use Office/Retail Mid-Rise
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

Key Elements of Planning Scenario

Participants focused on creating “Sheldon Oaks Village,” a mixed-use development with a park at the village center. Specific features of the plan include:

- A light rail station at northwest corner of site
- A heavily-forested park at the village center
- Walking trails connect the village center and light rail station to an open space buffer along Laguna Creek
- Mid-rise development in the village consisting of live/work, retail/office, and residential mixed-use
- Single-family homes on medium-sized lots along the southern boundary

Resulted in the following changes from the base case:

- Capacity for 2,500 more employees
- Capacity for 800 more dwelling units
- Increased land-use mix from 0 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,529
Total Residents	1,560
Employees per Dwelling Unit	3.1
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-36%

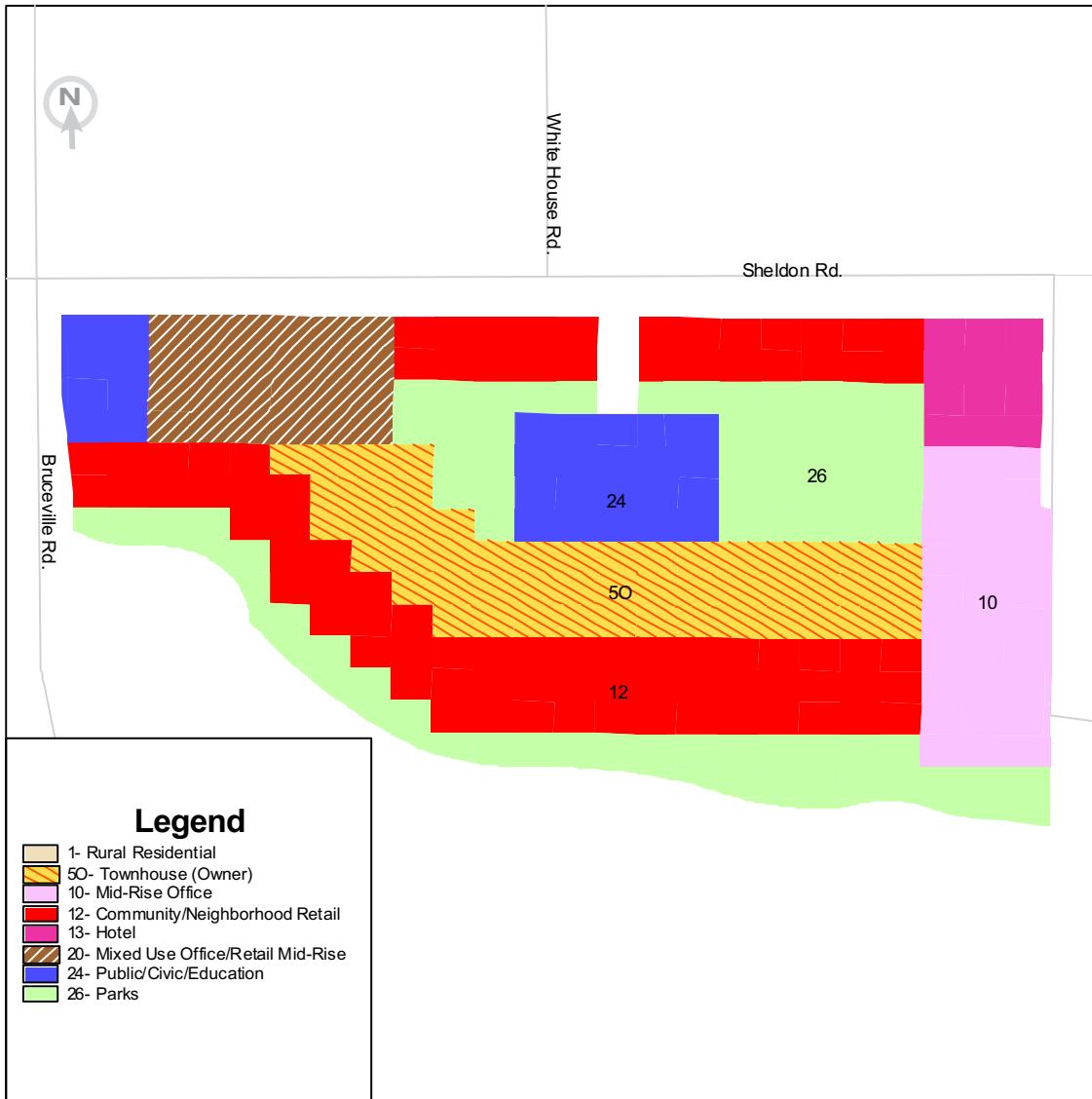
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TABLE 2

Elk Grove Infill— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



10 Mid-Rise Office



12 Community/ Neighborhood Retail



24 Public/Civic/ Education



26 Parks

Key Elements of Planning Scenario

Citizens at this table created a “town village” surrounded by mixed-use development, housing and office space. Specific features of the plan include:

- Performing arts center with a library anchoring the “town village”
- Urban forest bike path along Laguna Creek at southern boundary
- Light rail station at Bruceville Rd. and Sheldon Rd.
- Hotel on northeast corner of site
- Mixed-use office/retail complex adjacent to light rail
- Townhomes for seniors located adjacent to center of village
- Widening of Sheldon Rd.

Resulted in the following changes from the base case:

- Capacity for 2,200 more employees
- Capacity for 200 more dwelling units
- Increased land-use mix from 0 to 12 employees per dwelling unit

PLACE³S Indicators

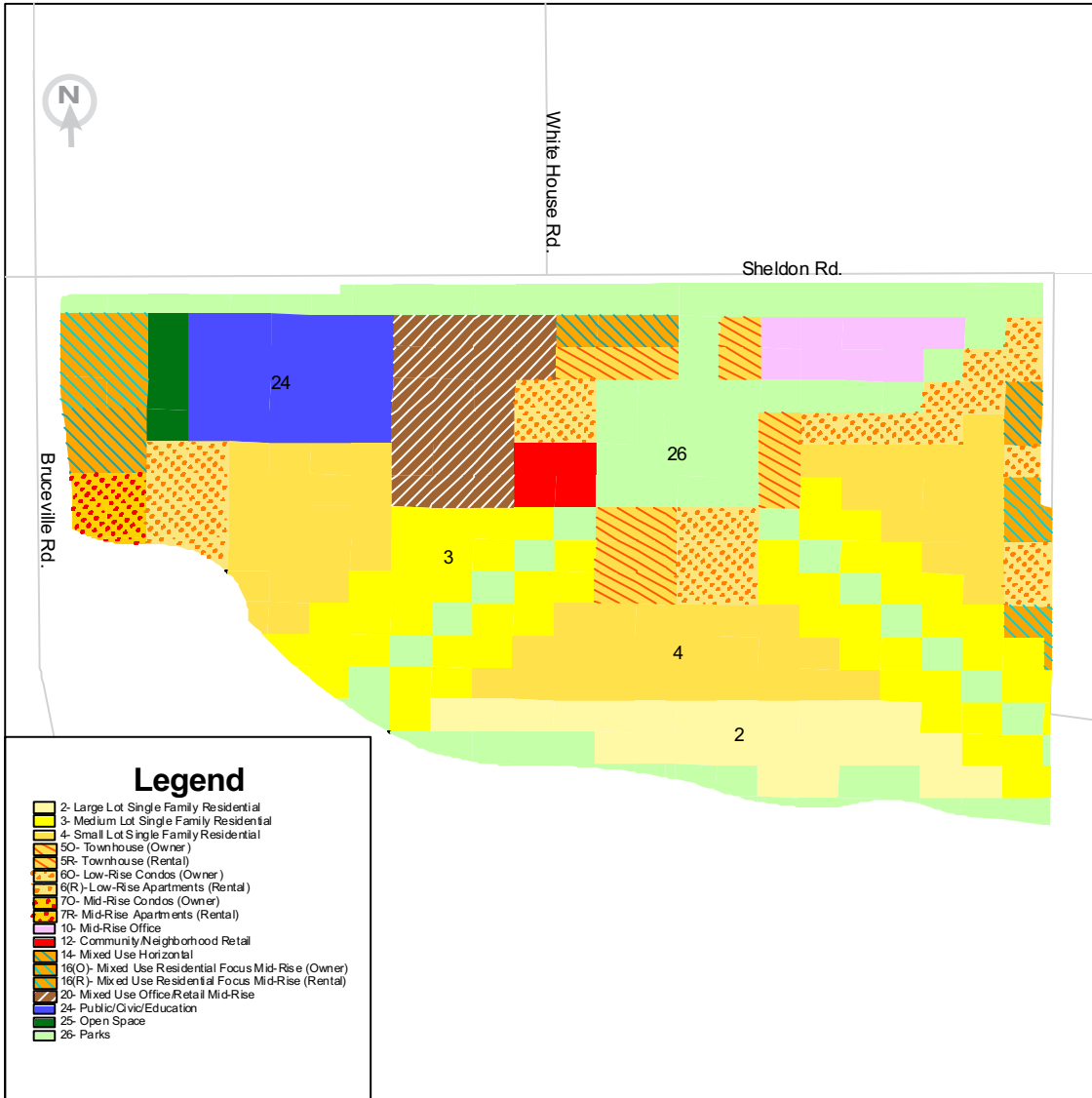
Total Employees	2,219
Total Residents	516
Employees per Dwelling Unit	11.8
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-37%

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Elk Grove Infill— Smart Growth Scenario



Key Land Uses Featured



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



24 Public/Civic/ Education



26 Parks

Key Elements of Planning Scenario

Participants focused on creating a mixed-use housing area for seniors, located adjacent to light rail station at the northwest corner of the site. Specific features of the plan include:

- Mixed-use senior housing adjacent to light rail station
- Single-family small and medium lot homes in south-central area
- Park at center of site
- Extensive network of bike trails connecting to park

Resulted in the following changes from the base case:

- Capacity for 800 more employees
- Capacity for 600 more dwelling units
- Increased land-use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

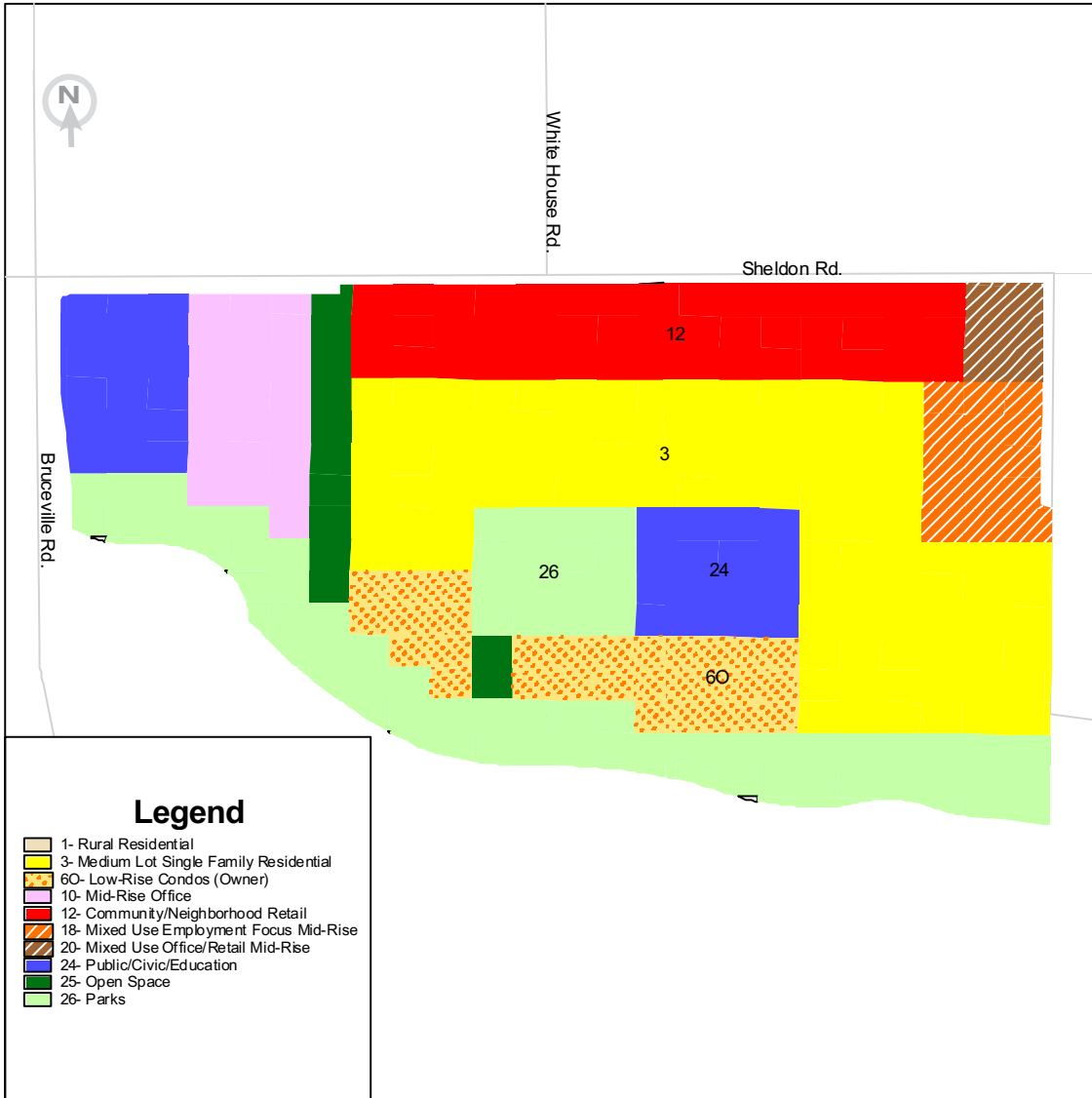
Total Employees	814
Total Residents	1,443
Employees per Dwelling Unit	1.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-21%

*See Elk Grove Infill Detailed Indicators for more information

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Elk Grove Infill— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



60 Low-Rise Condos



12 Community/Neighborhood Retail



24 Public/Civic/Education



26 Parks

Key Elements of Planning Scenario

This group decided to develop a neighborhood while maintaining natural open space and increasing public transit options. A library/community center with a park was their Community Design Candidate project. Specific features of the plan include:

- Light rail station at the intersection of Bruceville Rd. and Sheldon Rd.
- Natural buffer/trail along Laguna Creek
- Mid-rise mixed-use development along eastern boundary
- Senior housing development facing Laguna Creek

Resulted in the following changes from the base case:

- Capacity for 1,300 more employees
- Capacity for 400 more dwelling units
- Increased land-use mix from 0 to 4 employees per dwelling unit

**A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit <http://www.sacog.org/regionalfunding/communitydesign.pdf>*

PLACE³S Indicators

Total Employees	1,288
Total Residents	796
Employees per Dwelling Unit	3.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	-22%

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DETAILED INDICATORS

Elk Grove Infill

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	0	2,529	2,219	814	1,288
Total Dwelling Units	83	818	188	617	361
Total Residents	228	1,560	516	1,443	796
Employees per Dwelling Unit	0	3.1	11.8	1.3	3.6
Retail Jobs	0	1,066	1,302	313	713
Office Jobs	0	1,387	781	405	416
Industrial Jobs	0	0	0	0	0
Public Jobs	0	76	136	96	159
Pedestrian Friendliness (1 = worst, 5 = best)	1	3.2	2.6	2.6	2.4

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household	0%	-23%	-23%	-21%	-21%
Change in VMT per Household	0%	-36%	-37%	-21%	-22%
Change in VT per Retail Job	0%	-32%	-35%	-28%	-31%
Change in VMT per Retail Job	0%	-33%	-37%	-17%	-21%
Change in VT per Non-Retail Job	0%	-22%	-24%	-18%	-20%
Change in VMT per Non-Retail Job	0%	-46%	-49%	-36%	-39%
Change in Light Rail/BRT Boardings	0%	> 100%	> 100%	> 100%	> 100%

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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