

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%

**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

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.

1415 L Street
 Suite 300
 Sacramento, CA
 95814

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