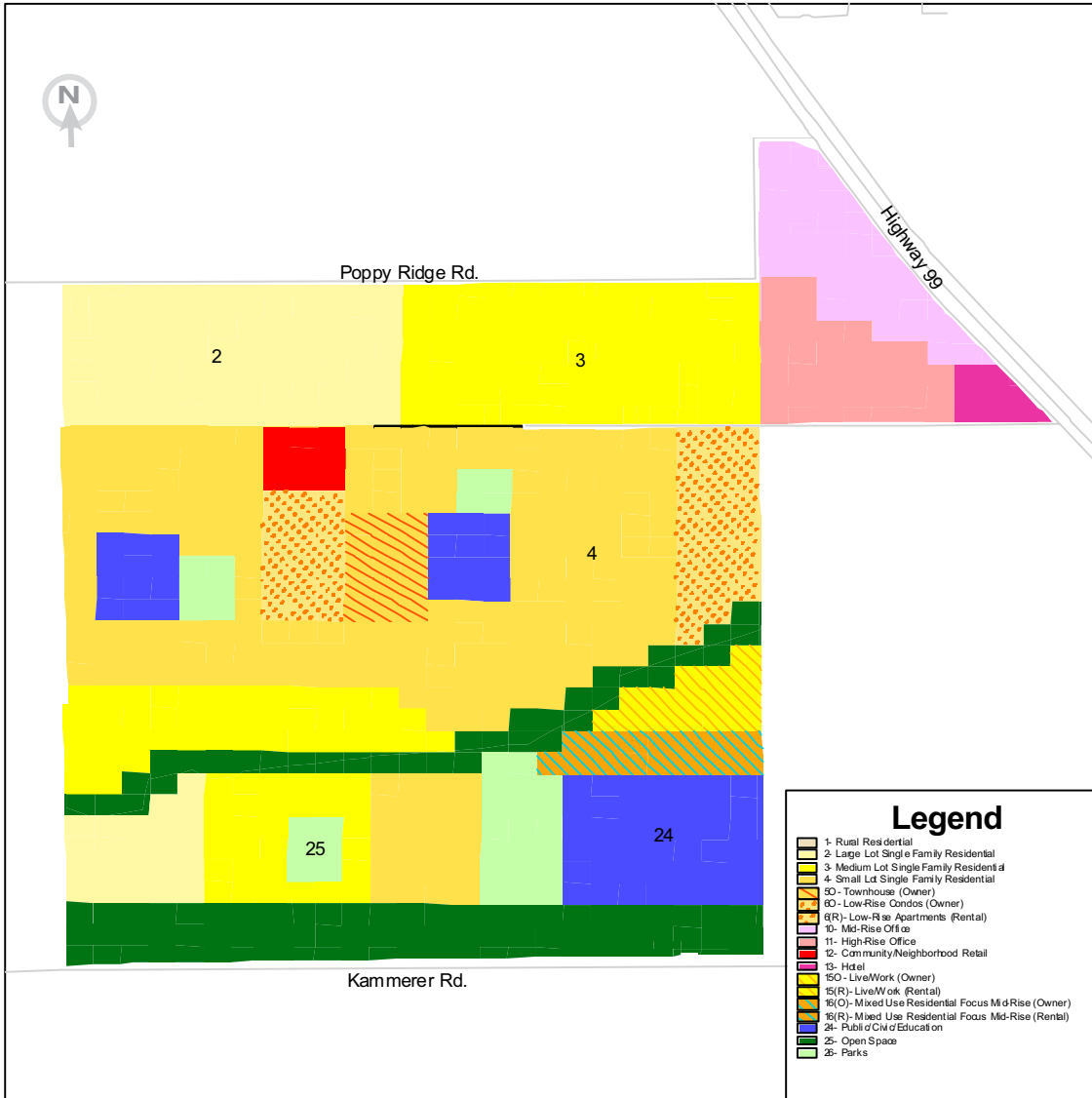


TABLE 6

Elk Grove Southeast— 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



25 Open Space



24 Public/Civic/ Education

Key Elements of Planning Scenario

Participants focused on neighborhood development and preserving existing open space areas. The plan assumed the construction of Lent Ranch mall. Specific features of the plan include:

- Community College located at southeast corner of site
- Parks and trails connect with open space corridor located along central stream
- Two school/park complexes located near center of area
- Single-family homes on medium- and small-sized lots occupy majority of main site area
- Townhomes for seniors
- Office park with hotel located adjacent to Rt. 99

Resulted in the following changes from the base case:

- Capacity for 10,300 more employees
- Capacity for 5,800 more dwelling units
- Increased land-use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	10,335
Total Residents	14,820
Employees per Dwelling Unit	1.7
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-43%

**See Elk Grove Southeast 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 Southeast

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth
Total Employees	35	6,452	10,335	12,135	22,275	10,344	6,884	8,551
Total Dwelling Units	174	6,018	6,005	6,229	10,945	9,364	5,644	9,572
Total Residents	480	15,654	14,820	14,660	23,673	20,455	13,804	21,445
Employees per Dwelling Unit	0.2	1.1	1.7	2.0	2.0	1.1	1.2	0.9
Retail Jobs	2	1,710	1,692	4,805	7,498	4,045	1,304	2,475
Office Jobs	33	3,170	7,348	6,657	13,087	5,349	4,831	5,703
Industrial Jobs	0	0	0	0	1,080	548	417	163
Public Jobs	0	1,571	1,295	674	610	402	332	210
Pedestrian Friendliness								
(1 = worst, 5 = best)	1.0	2.5	2.7	2.7	3.1	2.7	2.4	2.9

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth	Table 11 Smart Growth
Change in VT per Household	0%	-24%	-24%	-22%	-24%	-24%	-22%	-22%
Change in VMT per Household	0%	-52%	-43%	-44%	-52%	-52%	-36%	-44%
Change in VT per Retail Job	0%	-32%	-34%	-31%	-37%	-34%	-32%	-33%
Change in VMT per Retail Job	0%	-50%	-45%	-44%	-55%	-52%	-38%	-46%
Change in VT per Non-Retail Job	0%	-18%	-19%	-16%	-22%	-19%	-16%	-17%
Change in VMT per Non-Retail Job	0%	-50%	-51%	-47%	-58%	-53%	-47%	-51%

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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