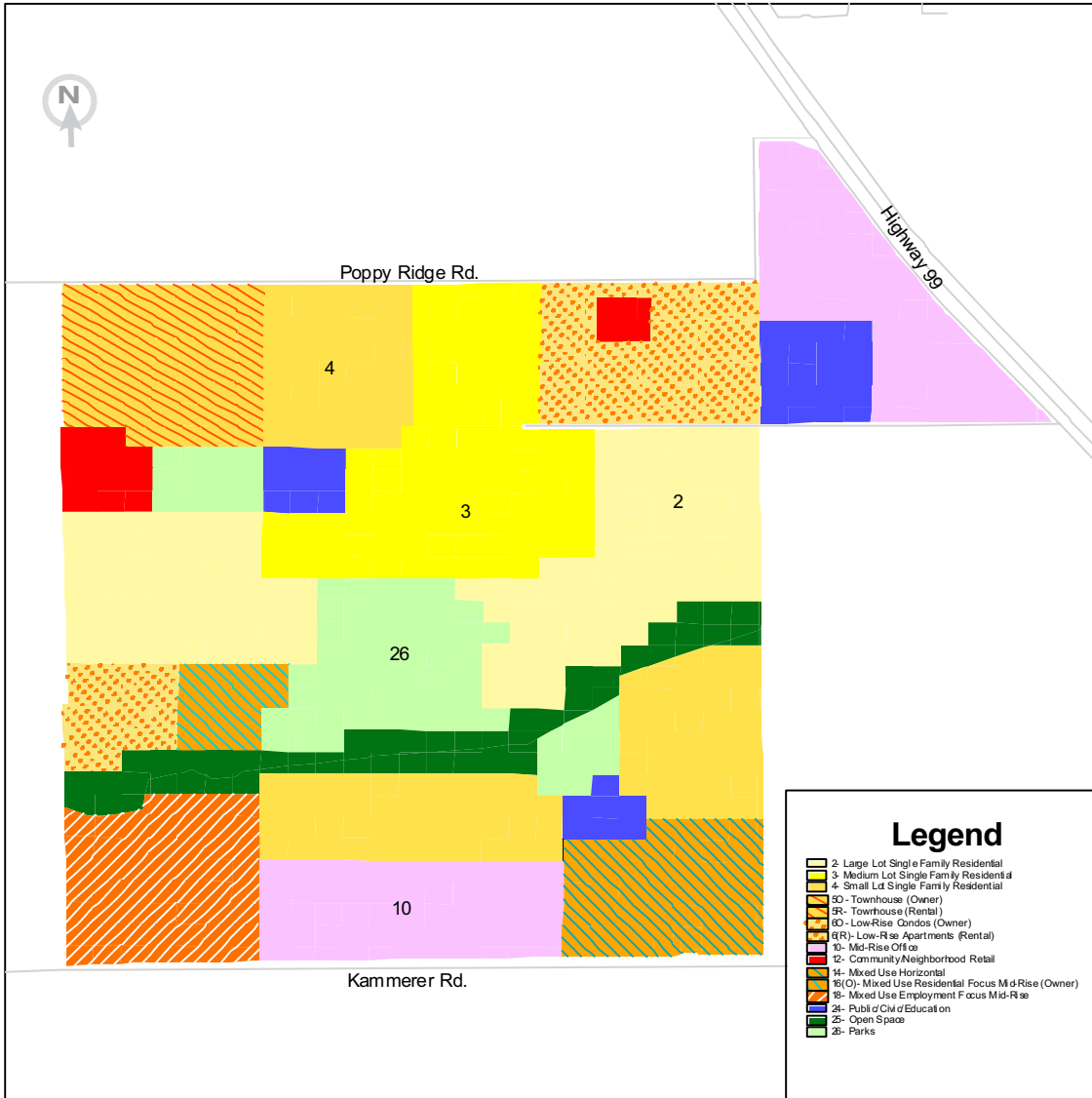


TABLE 7

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



10 Mid-Rise Office



26 Parks

Legend

- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- SD- Townhouse (Owner)
- FR- Townhouse (Rental)
- RD- Low-Rise Condos (Owner)
- QR- Low-Rise Apartments (Rental)
- 10- Mid-Rise Office
- 12- Community/Neighborhood Retail
- 14- Mixed Use Horizontal
- 16(O)- Mixed Use Residential Focus Mid-Rise (Owner)
- 18- Mixed Use Employment Focus Mid-Rise
- 24- Public/Child Education
- 25- Open Space
- 26- Parks

Key Elements of Planning Scenario

Participants suggested two focal areas of development. First, mid-rise office space and a civic center were added to the area adjacent to Rt. 99. Second, a park with a detention pond/lake surrounded by single-family homes on varying lot sizes was placed in the central portion of the area. The plan assumes that the Lent Ranch region to the east contains single-family homes. Specific features of the plan include:

- Low-rise condominiums adjacent to the Rt. 99 office park
- Parks connected to a greenbelt located on existing waterway
- Mixed-use development with mid-rise offices along southern boundary

Resulted in the following changes from the base case:

- Capacity for 12,100 more employees
- Capacity for 6,100 more dwelling units
- Increased land-use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	12,135
Total Residents	14,660
Employees per Dwelling Unit	2.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

*See Elk Grove Southeast Detailed Indicators for more information

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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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