

TABLE 10

Elk Grove Southeast— Smart Growth Scenario



**Legend**

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 5R- Townhouse (Rental)
- 6R)- Low-Rise Apartments (Rental)
- 70- Mid-Rise Condos (Owner)
- 7R- Mid-Rise Apartments (Rental)
- 11- High-Rise Office
- 12- Community Neighborhood Retail
- 13- Hotel
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

**Key Land Uses Featured**



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



6 Low-Rise Condos



25 Open Space

**Key Elements of Planning Scenario**

Participants emphasized two focal areas of development. High-rise offices and a hotel complement condominiums in the area adjacent to Rt. 99. A light industrial park on Kammerer Rd. borders townhouses and condominiums in the southern area. The plan assumes that Lent Ranch mall will be constructed. Specific features of the plan include:

- A greenbelt corridor is located along stream
- Medium and large lot single-family homes in the northern half of the study area
- Schools and parks

Resulted in the following changes from the base case:

- Capacity for 6,800 more employees
- Capacity for 5,500 more dwelling units
- Increased land-use mix from 0 to 1 employee per dwelling unit

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	6,884
Total Residents .....	13,804
Employees per Dwelling Unit .....	1.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.4
Change in Vehicle Miles Traveled per Household from Base Case* .....	-36%

*\*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 PLACE<sup>3</sup>S 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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