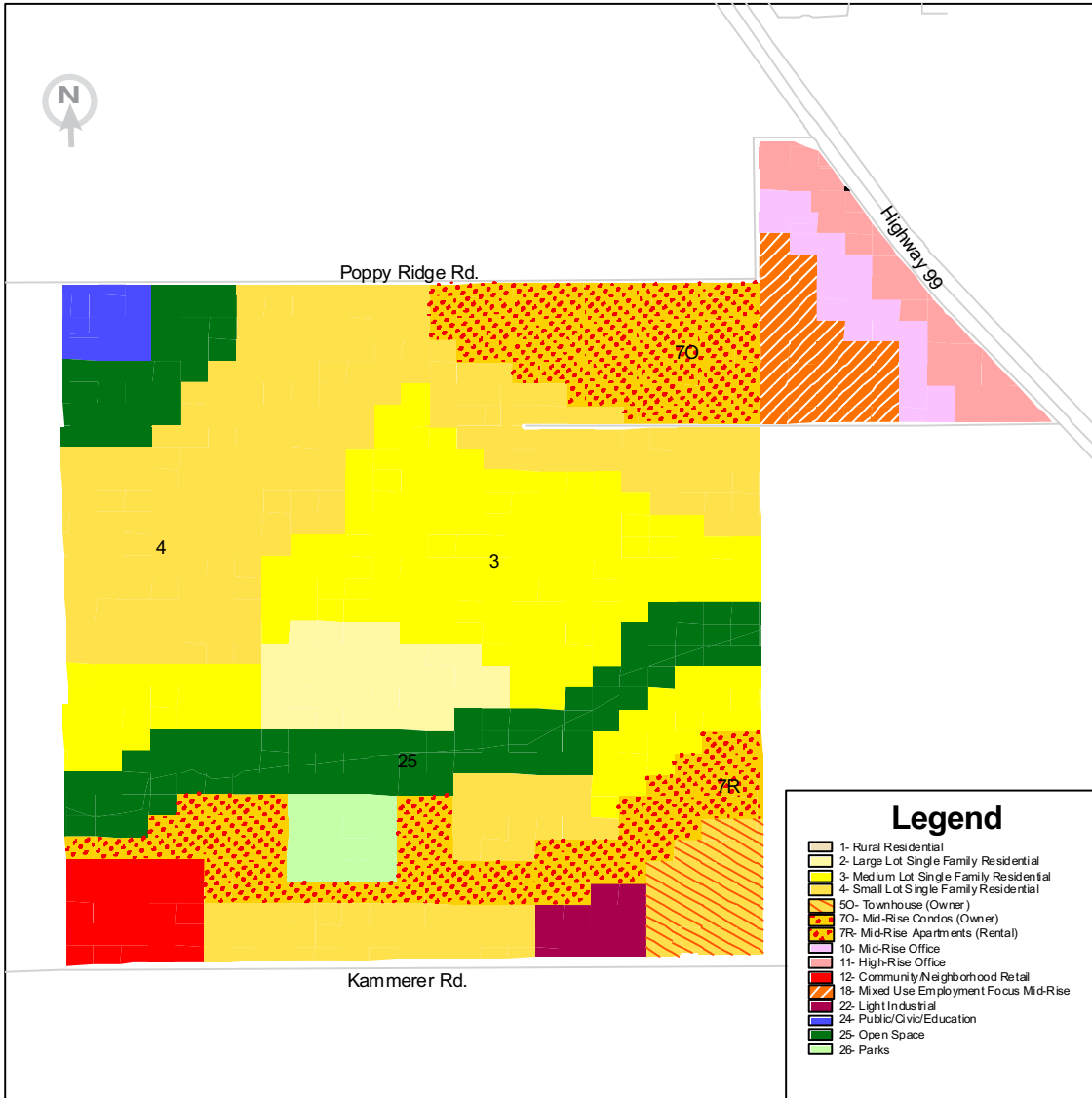


TABLE 11

Elk Grove Southeast— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



7 Mid-Rise Condos



25 Open Space

Key Elements of Planning Scenario

Participants focused on the development of an office park adjacent to Rt. 99. The plan assumed that Lent Ranch Mall would be constructed to the east. Specific features of the plan include:

- A greenbelt and park located along existing waterway in center of study area
- Small and medium lot single-family homes in the central portion of study area
- Light industrial and retail on Kammerer Rd., which is assumed to be a six-lane road

Resulted in the following changes from the base case:

- Capacity for 8,500 more employees
- Capacity for 9,400 more dwelling units
- Increased land-use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	8,551
Total Residents	21,445
Employees per Dwelling Unit	0.9
Pedestrian Friendliness	
(1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled	
per Household from Base Case*	-44%

**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

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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