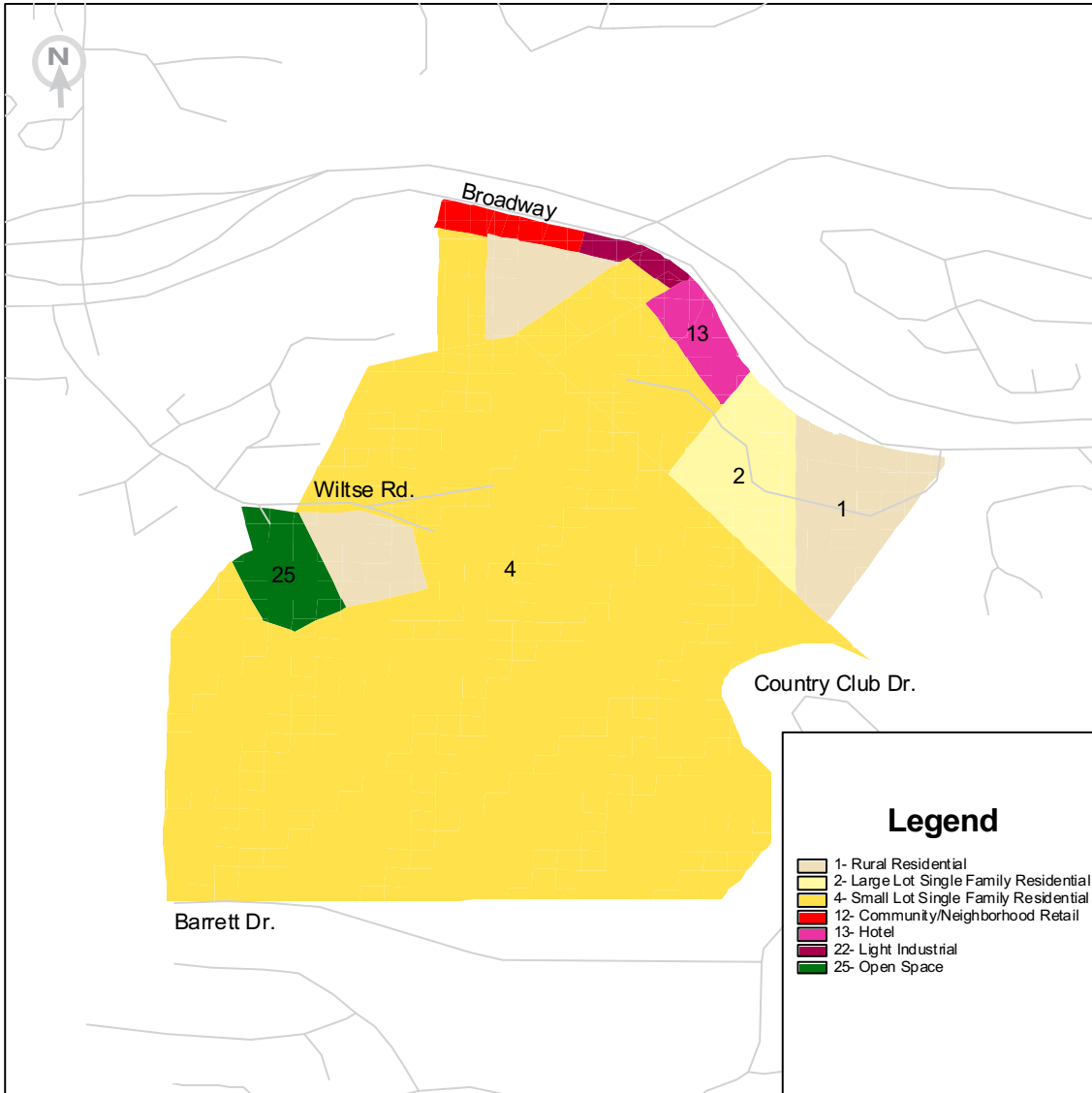


Placerville Greenfield



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



4 Small Lot Single Family Residential



13 Hotel



25 Open Space

Key Elements of the Base Case

At 183 acres, this study area is mostly forested vacant land zoned for small and large lot single-family housing. At the north end, along Broadway, are some retail, hotel, and light industrial developed parcels. The area slants steeply upward to the south. Specific features of the base case include:

- Duck pond and park adjacent to rural residential at eastern end of study area
- Adjacent to Rt. 50 at north end of study area
- Southeast edge of Placerville

PLACE³S Indicators

Total Employees	358
Total Residents	5,097
Employees per Dwelling Unit	0.2
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	0%

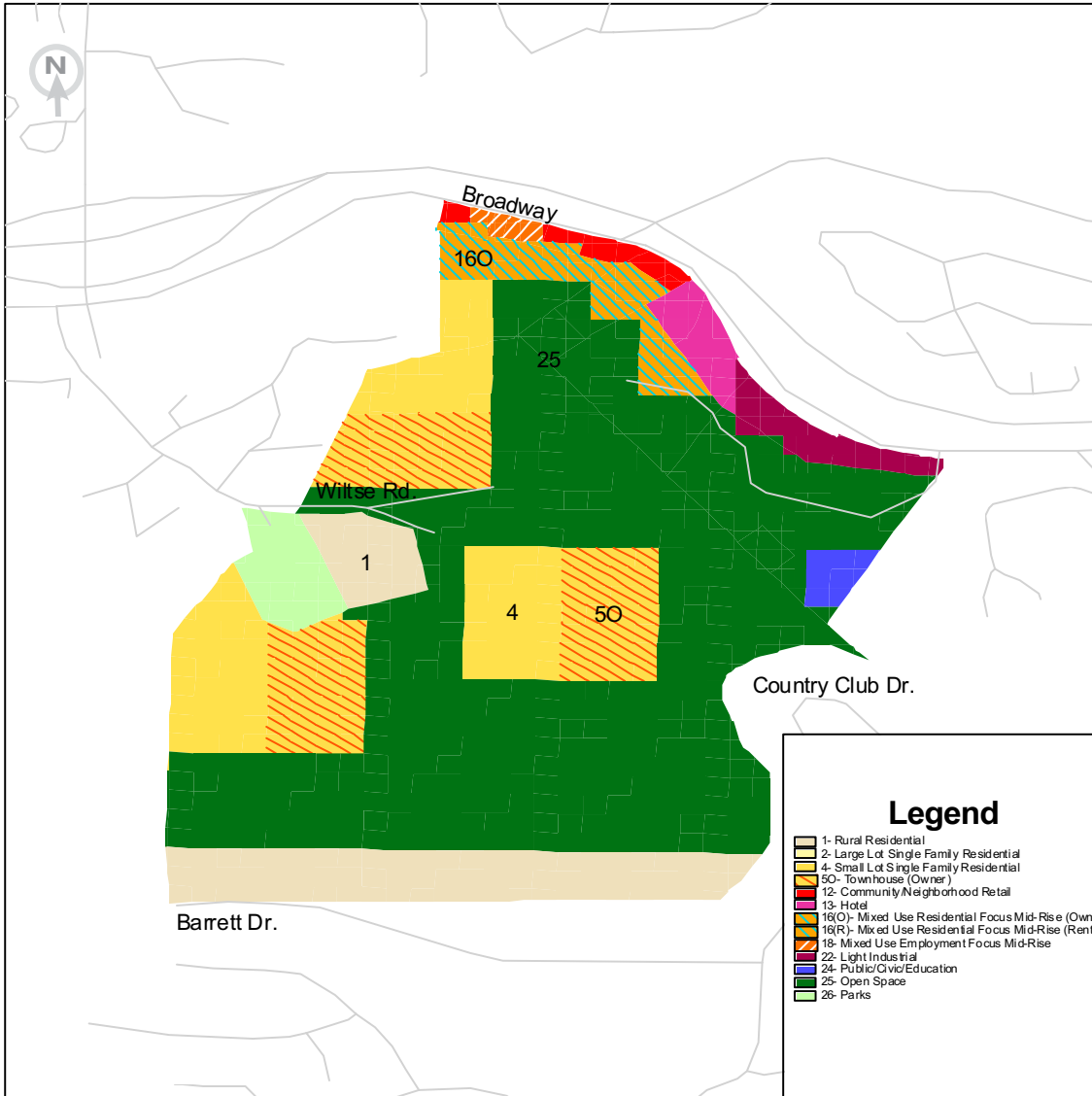
*See Placerville Greenfield Detailed Indicators for more information

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TABLE 5

Placerville Greenfield— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



4 Small Lot Single Family Residential



5 Townhouse



16 Mixed-Use Residential Focus Mid-Rise



25 Open Space

Key Elements of Planning Scenario

After deciding on goals of preserving the natural environment and encouraging pedestrian friendliness, this group designed a “trail-centered” neighborhood. Bike/pedestrian trails with green space wind throughout the study area and connect housing to local jobs and services. Specific features of the plan include:

- Bike trail staging area at the duck pond
- One-way road parallel to Broadway
- Residential/retail mixed-use on Broadway
- Conference center
- Temporary housing at the eastern edge for nearby food closet
- Housing built into natural terrain to preserve viewshed
- Townhouses—no tract mansions

Resulted in the following changes from base case:

- Capacity for 400 more employees
- Capacity for 1,100 fewer dwelling units
- Improved land use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	781
Total Residents	1,929
Employees per Dwelling Unit	1.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

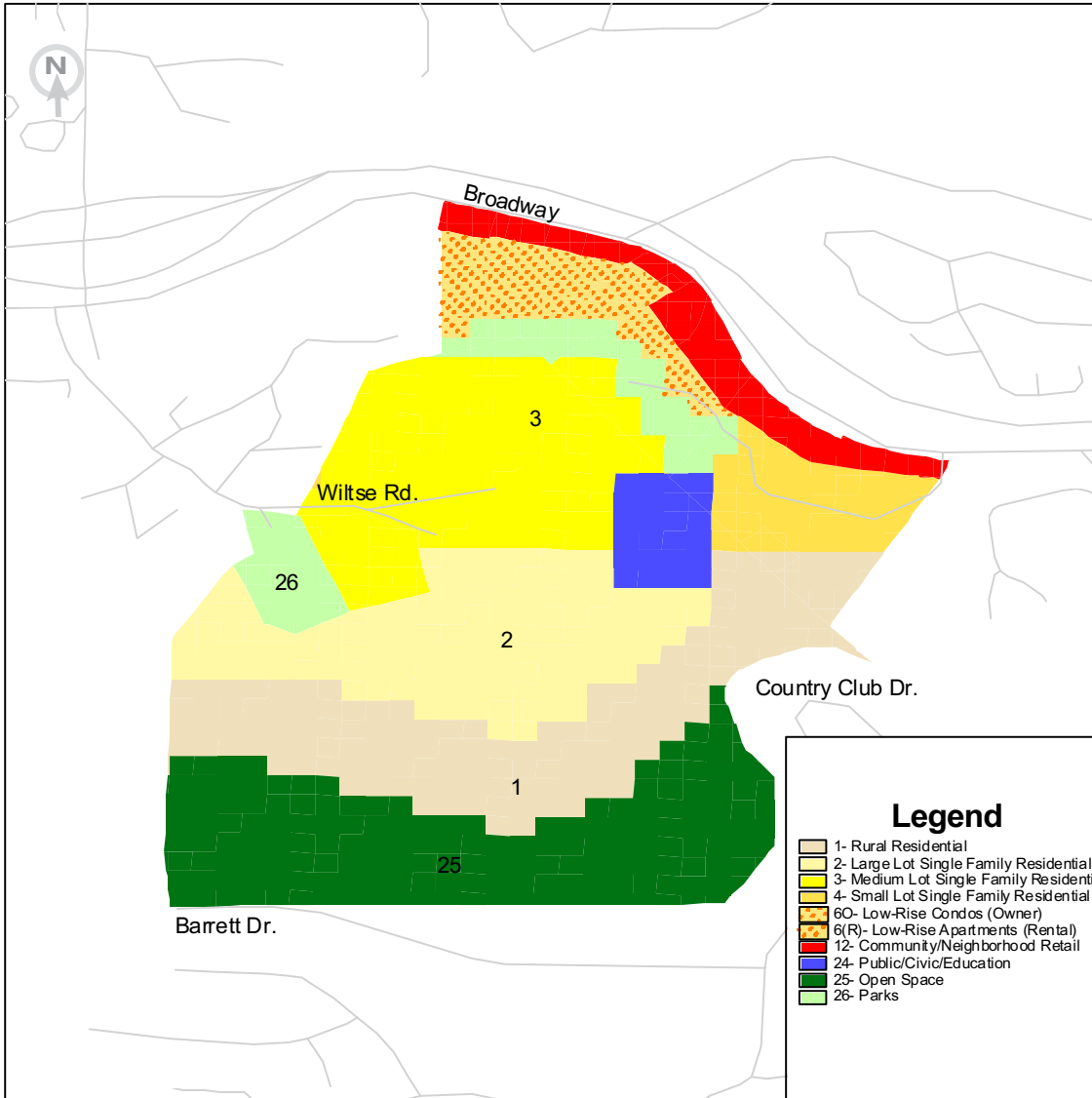
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TABLE 6

Placerville Greenfield— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



25 Open Space



26 Parks

Key Elements of Planning Scenario

This group’s goal was to achieve a self-sustaining community with shops, a grocery store, and offices within close proximity. They selected housing to accommodate different styles of living, such as senior townhomes and condominiums. Retail and office land uses were placed on Broadway. Specific features of the plan include:

- Parks adjacent to housing
- Larger lot sizes at higher elevations, towards the south end of the study area
- Open space at very top of hill
- Park belt

Resulted in the following changes from base case:

- Capacity for 200 more employees
- Capacity for 1,100 fewer dwelling units
- Improved land use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	582
Total Residents	1,773
Employees per Dwelling Unit	0.8
Pedestrian Friendliness (1 = worst, 5 = best)	1.9
Change in Vehicle Miles Traveled per Household from Base Case*	-4%

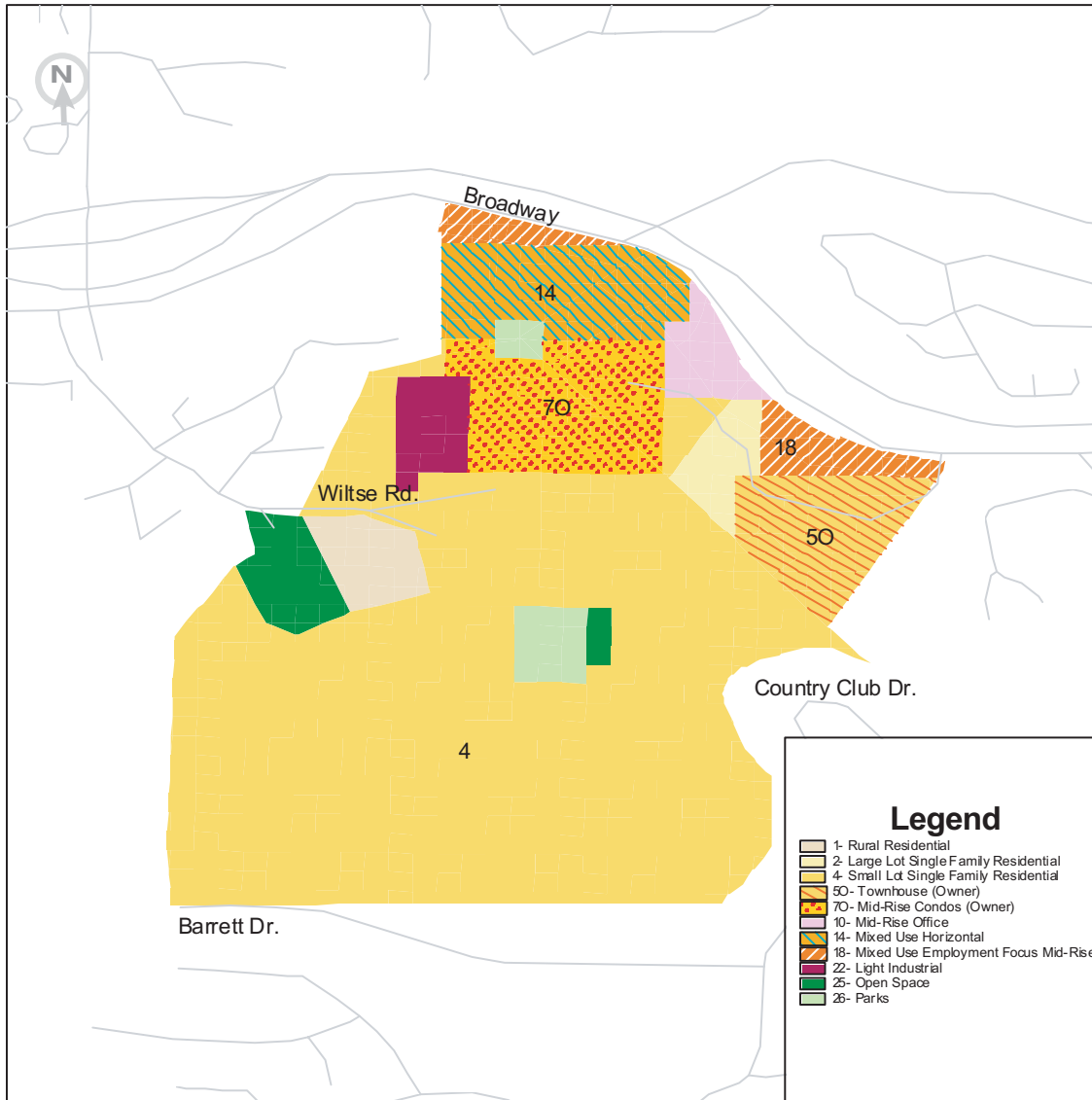
**See Placerville Greenfield Detailed Indicators for more information*

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TABLE 7

Placerville Greenfield— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



5 Townhouse



7 Mid-Rise Condos



14 Mixed-Use Retail/ Residential Horizontal



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

This group created a mixed-use “Main Street” parallel to Broadway. An office park was also placed on Broadway. Specific features of the plan include:

- Townhomes placed immediately behind the mixed-use and office park
- Landscaped industrial park behind housing
- Bike trails

Resulted in the following changes from base case:

- Capacity for 700 more employees
- Capacity for 400 more dwelling units
- Improved land use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	1,014
Total Residents	5,676
Employees per Dwelling Unit	0.5
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

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DETAILED INDICATORS

Placerville Greenfield

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Total Employees	358	781	582	1,014
Total Dwelling Units	1,853	765	732	2,263
Total Residents	5,097	1,929	1,773	5,676
Employees per Dwelling Unit	0.2	1.0	0.8	0.5
Retail Jobs	261	516	468	611
Office Jobs	79	182	0	347
Industrial Jobs	18	52	0	56
Public Jobs	0	32	115	0
Pedestrian Friendliness (1 = worst, 5 = best)	2.7	2.5	1.9	3.0

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth
Change in VT per Household	0%	-3%	0%	-4%
Change in VMT per Household	0%	-7%	-4%	-7%
Change in VT per Retail Job	0%	3%	11%	4%
Change in VMT per Retail Job	0%	-1%	6%	-1%
Change in VT per Non-Retail Job	0%	2%	6%	2%
Change in VMT per Non-Retail Job	0%	0%	9%	-1%

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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