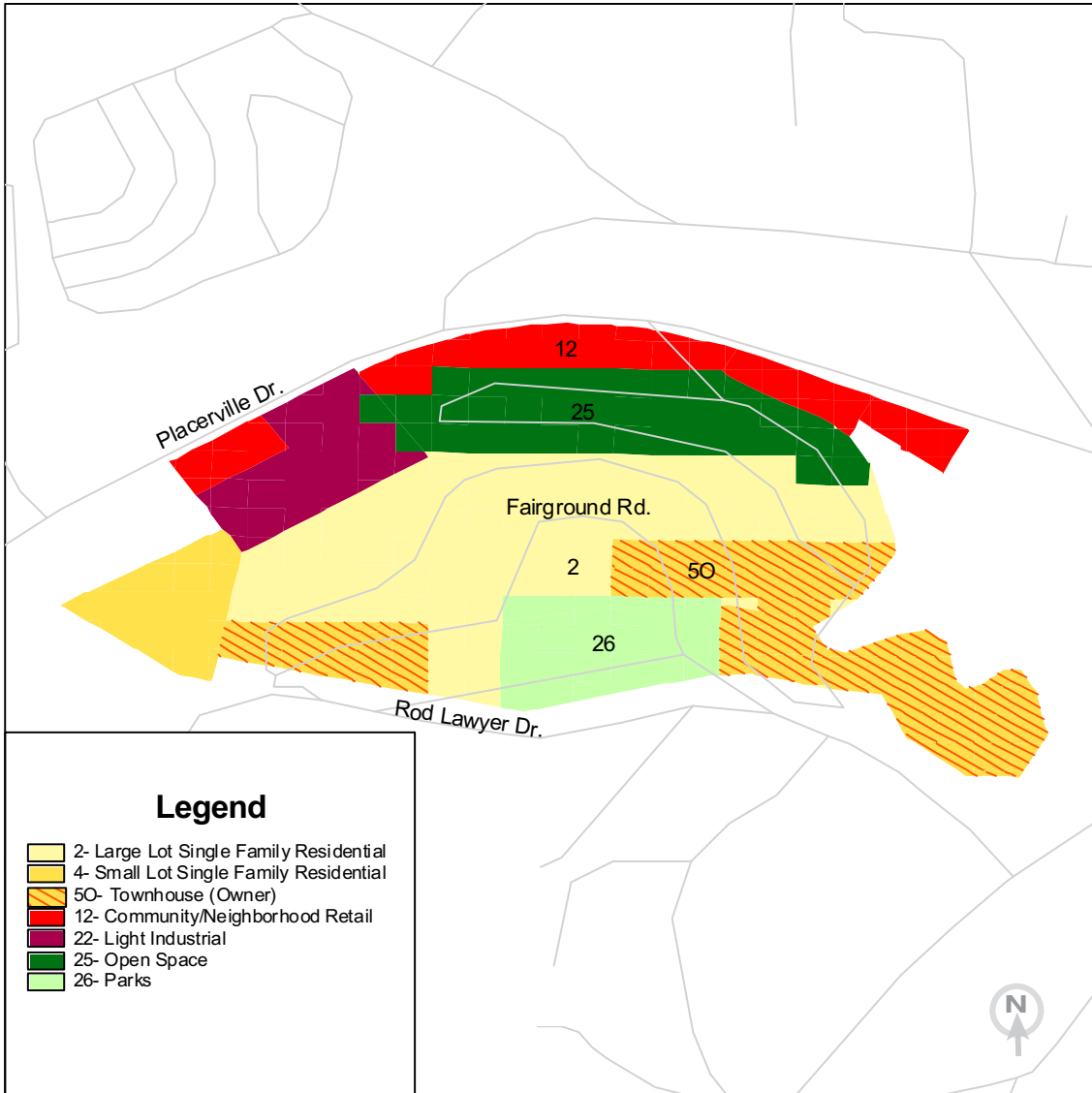


Placerville Infill



**Key Land Uses Featured**



2 Large Lot Single Family Residential



12 Community/Neighborhood Retail



25 Open Space



26 Parks



5 Townhouse

**Key Elements of the Base Case**

At 60 acres, this study area is mostly forested vacant land that is zoned rural residential, office, and small lot single-family. The existing development is retail and light industrial on Placerville Dr. Specific features of the base case include:

- Close proximity to Rt. 50 south of study area
- Adjacent to El Dorado County Fairgrounds
- Steep slopes
- At western edge of Placerville

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

Total Employees .....	418
Total Residents .....	840
Employees per Dwelling Unit .....	1.4
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

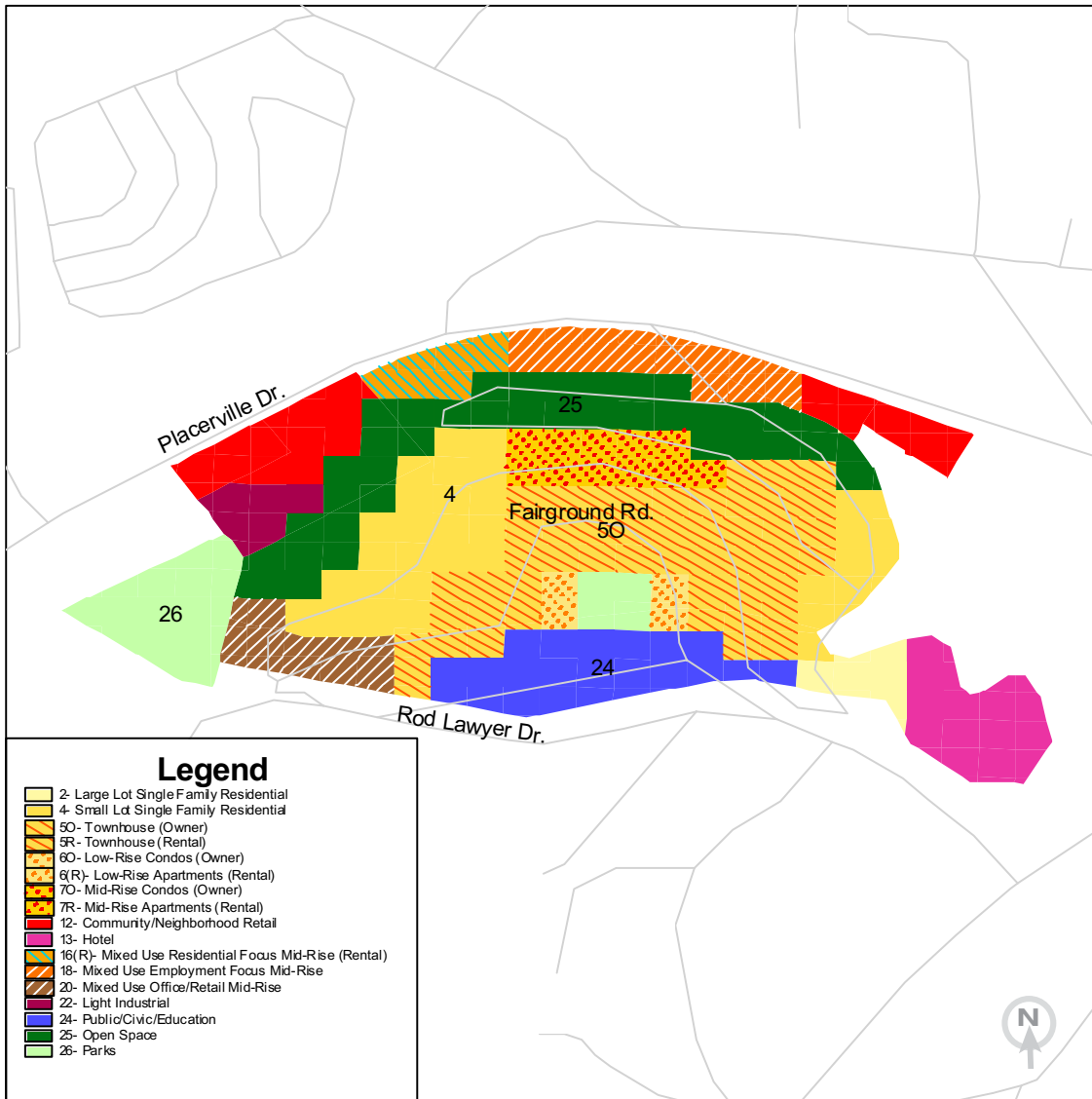
\*See Placerville Infill Detailed Indicators for more information

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TABLE 1

Placerville Infill— Smart Growth Scenario



**Key Land Uses Featured**



4 Small Lot Single Family Residential



5 Townhouse



24 Public/Civic/ Education



25 Open Space



26 Parks

**Legend**

- 2- Large Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 5O- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 6O- Low-Rise Condos (Owner)
- 6(R)- Low-Rise Apartments (Rental)
- 7O- Mid-Rise Condos (Owner)
- 7R- Mid-Rise Apartments (Rental)
- 12- Community/Neighborhood Retail
- 13- Hotel
- 16(R)- Mixed Use Residential Focus Mid-Rise (Rental)
- 18- Mixed Use Employment Focus Mid-Rise
- 20- Mixed Use Office/Retail Mid-Rise
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

**Key Elements of Planning Scenario**

Participants at this table focused on Placerville Dr. where they created a mixed-use employment and residential focus development and named it their Community Design Candidate\*. Specific features of the base case include:

- Bike lanes on Placerville Dr. and on Ray Lawyer Dr.
- Small lot and townhome housing in the center of the study area

Resulted in the following changes from base case:

- Capacity for 600 more employees
- Capacity for 200 more dwelling units
- Changed land use mix from 1 to 2 employees per dwelling unit

\*A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit <http://www.sacog.org/regionalfunding/communitydesign.pdf>

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

Total Employees .....	980
Total Residents .....	1,133
Employees per Dwelling Unit .....	2.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.0
Change in Vehicle Miles Traveled per Household from Base Case* .....	-9%

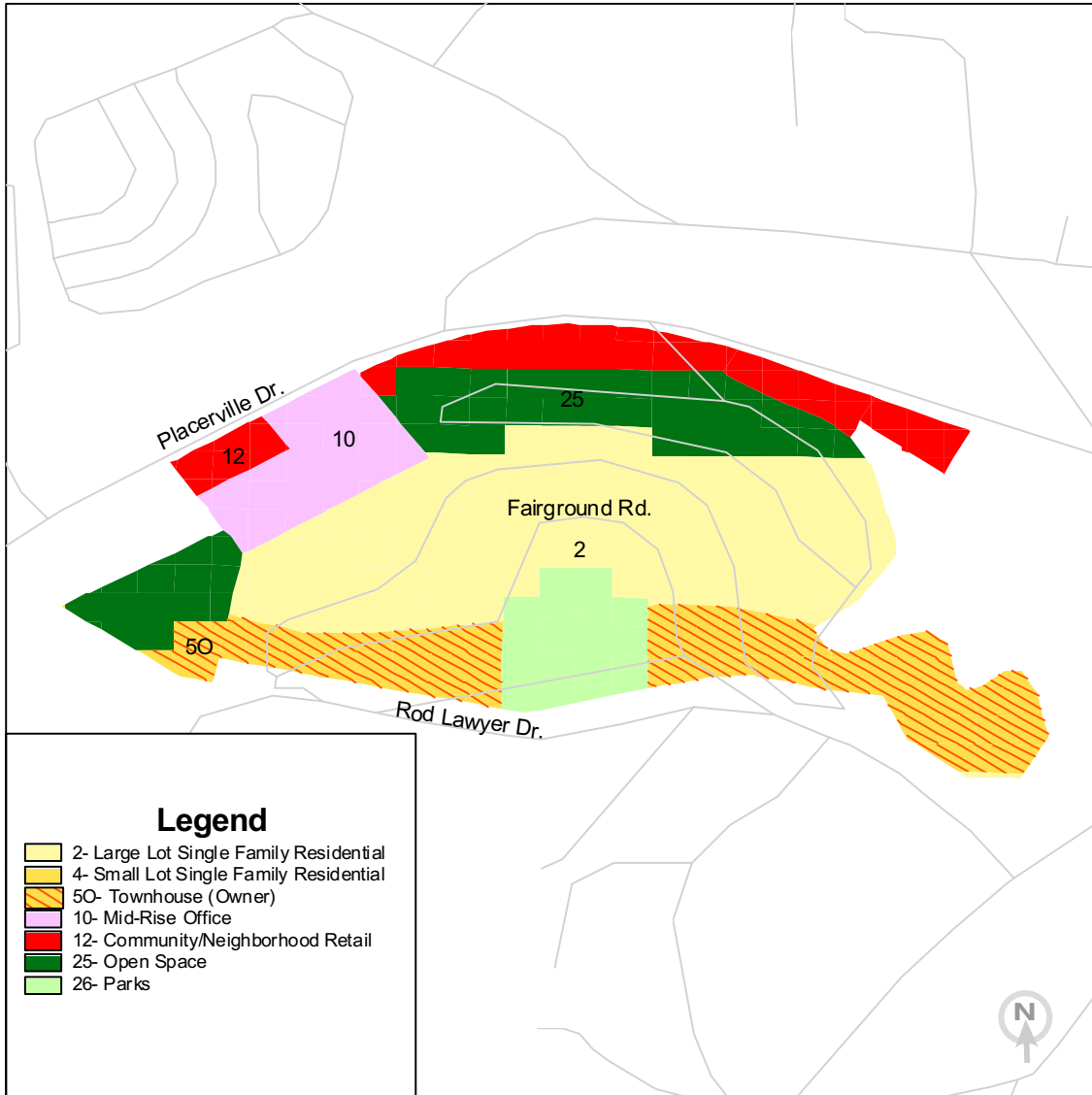
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TABLE 2

Placerville Infill— Smart Growth Scenario



**Key Land Uses Featured**



2 Large Lot Single Family Residential



5 Townhouse



10 Mid-Rise Office



12 Community/ Neighborhood Retail



26 Parks

**Key Elements of Planning Scenario**

The participants at this table moved Auburn Propane and changed it to a business park. Specific features of the plan include:

- Parks near Ray Lawyer Dr.
- Trees preserved as open space on top of hill
- Development focused on Ray Lawyer Dr.

Resulted in the following changes from base case:

- Capacity for 100 more employees
- Capacity for 50 fewer dwelling units
- Changed land use mix from 1 to 2 employees per dwelling unit

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

Total Employees .....	549
Total Residents .....	733
Employees per Dwelling Unit .....	2.1
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	-3%

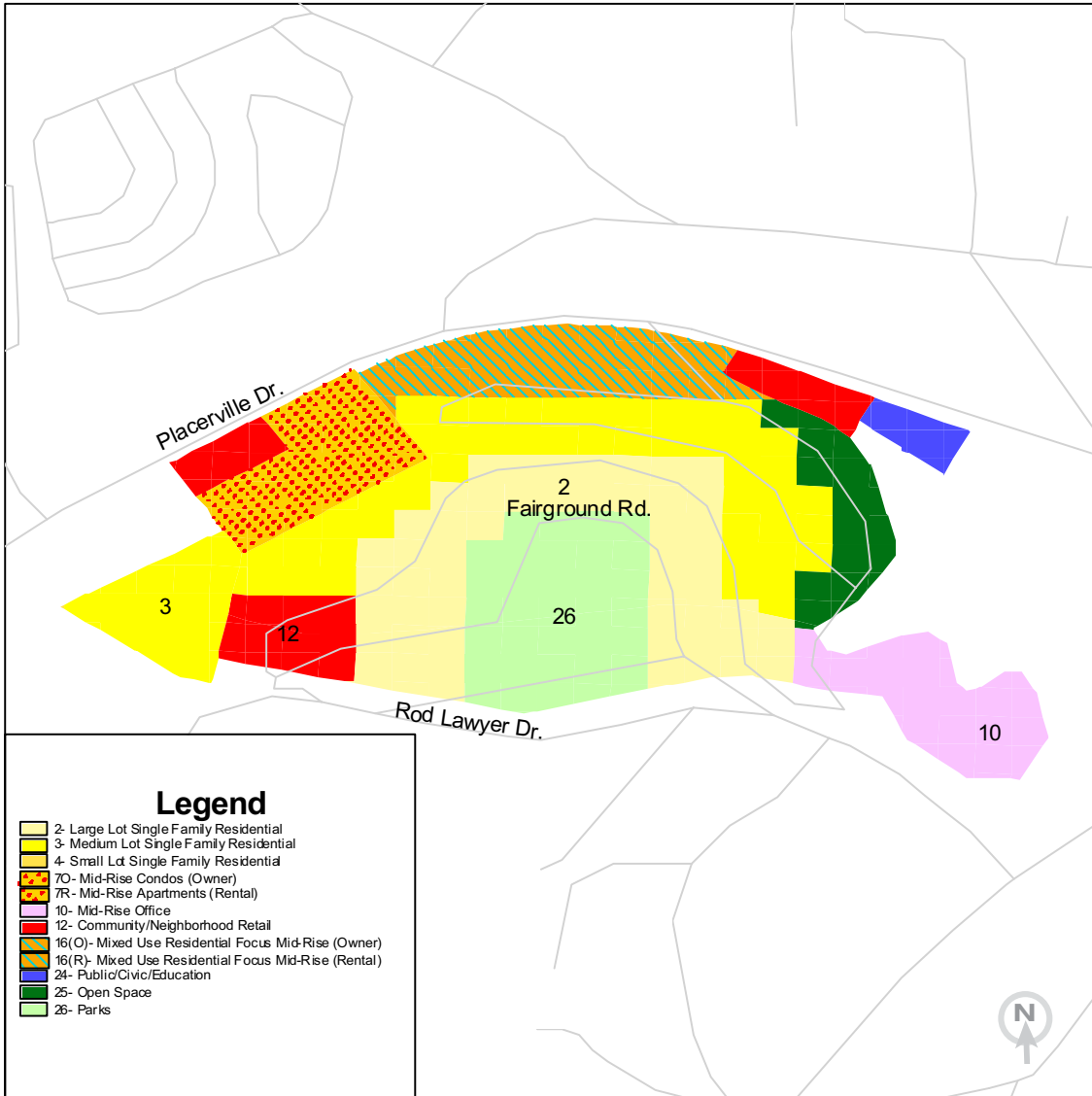
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TABLE 3

Placerville Infill— Smart Growth Scenario



**Key Land Uses Featured**



**2** Large Lot Single Family Residential



**3** Medium Lot Single Family Residential



**10** Mid-Rise Office



**12** Community/ Neighborhood Retail



**26** Parks

**Key Elements of Planning Scenario**

The citizens at this table placed a large “Central Park” on top of the hill. They decided to place larger lot housing on the hill, because they didn’t want to make the hill look unsightly. Specific features of the plan include:

- Light industrial changed to senior housing
- Retail replaced with medical office adjacent to senior housing
- Mixed-use residential and fire station on Placerville Dr.
- Office space

Resulted in the following changes from base case:

- Capacity for 300 more employees
- Capacity for 100 more dwelling units
- Changed land use mix from 1 to 2 employees per dwelling unit

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

Total Employees .....	715
Total Residents .....	916
Employees per Dwelling Unit .....	1.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.5
Change in Vehicle Miles Traveled per Household from Base Case* .....	-6%

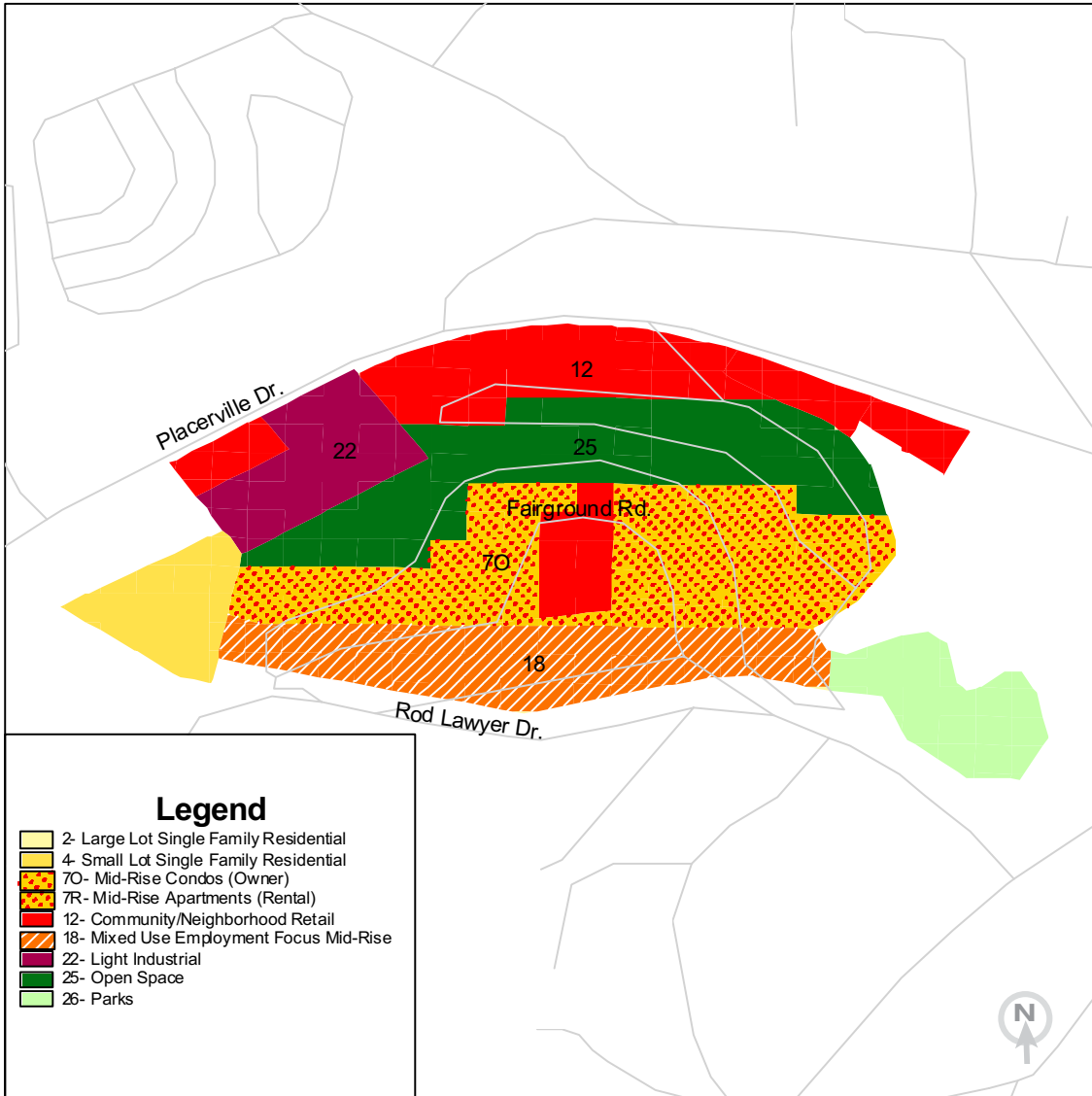
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TABLE 4

Placerville Infill— Smart Growth Scenario



**Key Land Uses Featured**



7 Mid-Rise Condos



12 Community/ Neighborhood Retail



18 Mixed-Use Employment Focus Mid-Rise



22 Light Industrial



25 Open Space

**Key Elements of Planning Scenario**

This group decided to preserve the forested area with a greenbelt/ bikeway. Mixed-use employment was focused on Ray Lawyer Dr. Rental and owner condominiums with adjoining retail were placed on the flatter area. Specific features of the plan include:

- Pedestrian friendly
- A park with staging area for bike trail in the southeast corner

Resulted in the following changes from base case:

- Capacity for 700 more employees
- Capacity for 400 more dwelling units
- Changed land use mix from 1 to 2 employees per dwelling unit

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

Total Employees .....	1,154
Total Residents .....	1,269
Employees per Dwelling Unit .....	1.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.1
Change in Vehicle Miles Traveled per Household from Base Case* .....	-18%

\*See Placerville Infill Detailed Indicators for more information

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# DETAILED INDICATORS

## Placerville Infill

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees .....	418	980	549	715	1,154
Total Dwelling Units .....	305	480	267	434	683
Total Residents .....	840	1,133	733	916	1,269
Employees per Dwelling Unit .....	1.4	2.0	2.1	1.7	1.7
Retail Jobs .....	310	593	313	409	862
Office Jobs .....	47	274	236	288	226
Industrial Jobs .....	61	18	0	0	65
Public Jobs .....	0	94	0	18	0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3	3.0	2.3	2.5	3.1

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household .....	0%	-7%	-1%	-4%	-15%
Change in VMT per Household .....	0%	-9%	-3%	-6%	-18%
Change in VT per Retail Job .....	0%	-11%	-2%	-3%	-21%
Change in VMT per Retail Job .....	0%	-12%	-5%	-6%	-21%
Change in VT per Non-Retail Job .....	0%	-11%	-2%	-3%	-21%
Change in VMT per Non-Retail Job .....	0%	-21%	-9%	-8%	-33%

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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