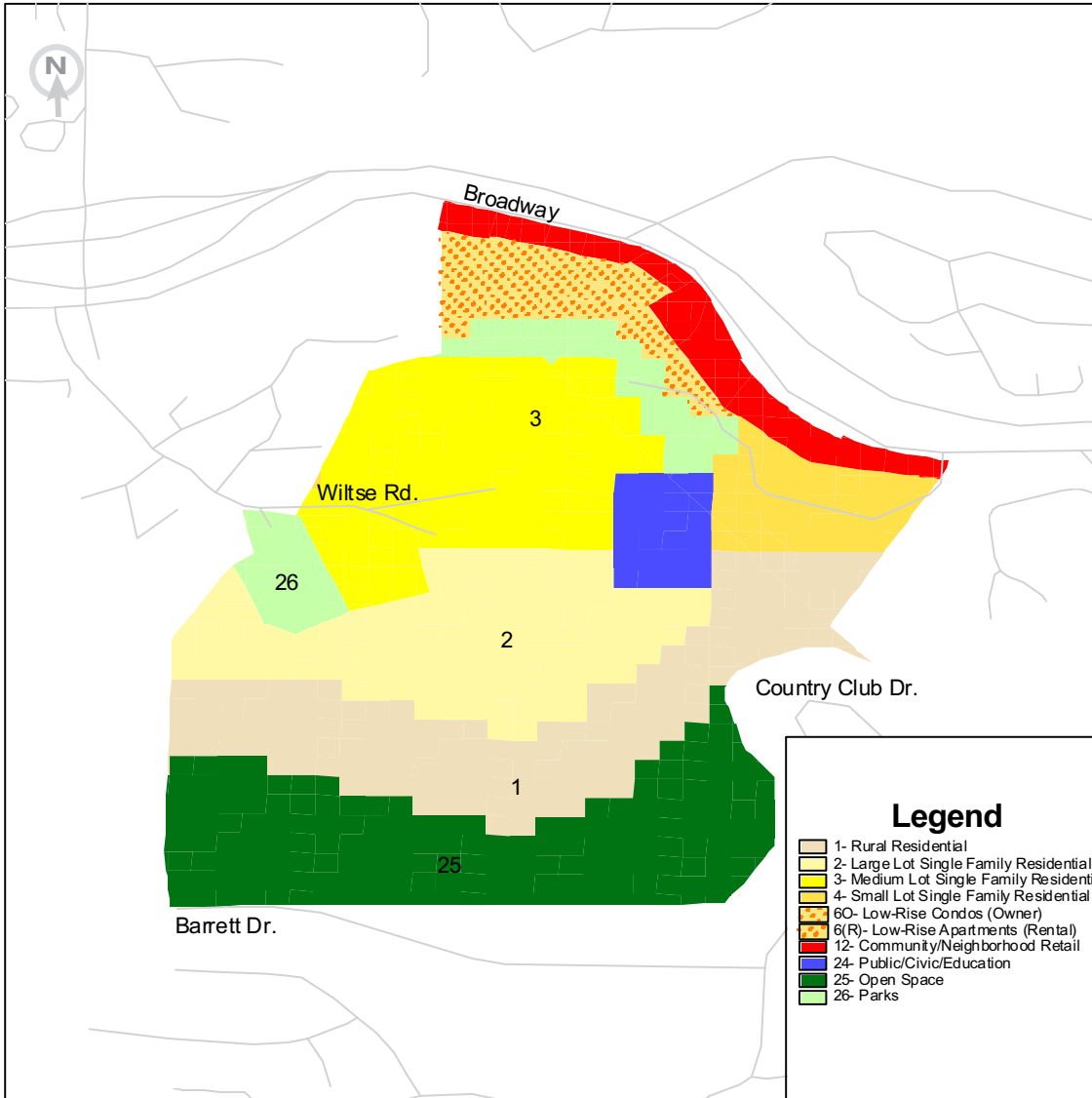


TABLE 6

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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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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