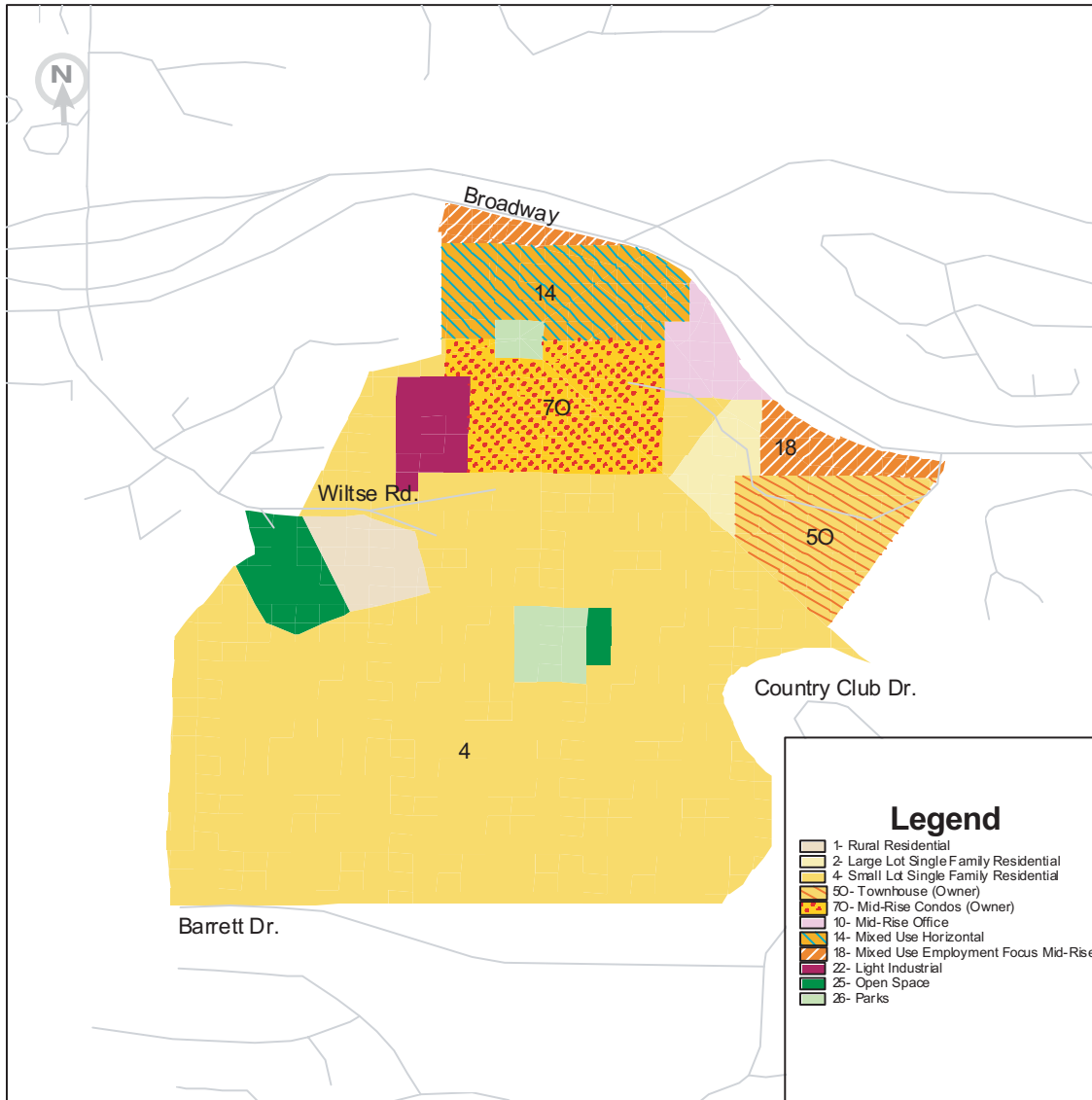


TABLE 7

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

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

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

*\*See Placerville Greenfield Detailed Indicators for more information*

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# DETAILED INDICATORS

## Placerville Greenfield

|  | <b>Base Case</b> | <b>Table 5 Smart Growth</b> | <b>Table 6 Smart Growth</b> | <b>Table 7 Smart Growth</b> |
|--|------------------|-----------------------------|-----------------------------|-----------------------------|
| 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<br>(1 = worst, 5 = best) ..... | 2.7              | 2.5                         | 1.9                         | 3.0                         |

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

|  | <b>Base Case</b> | <b>Table 5 Smart Growth</b> | <b>Table 6 Smart Growth</b> | <b>Table 7 Smart Growth</b> |
|--|------------------|-----------------------------|-----------------------------|-----------------------------|
| 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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