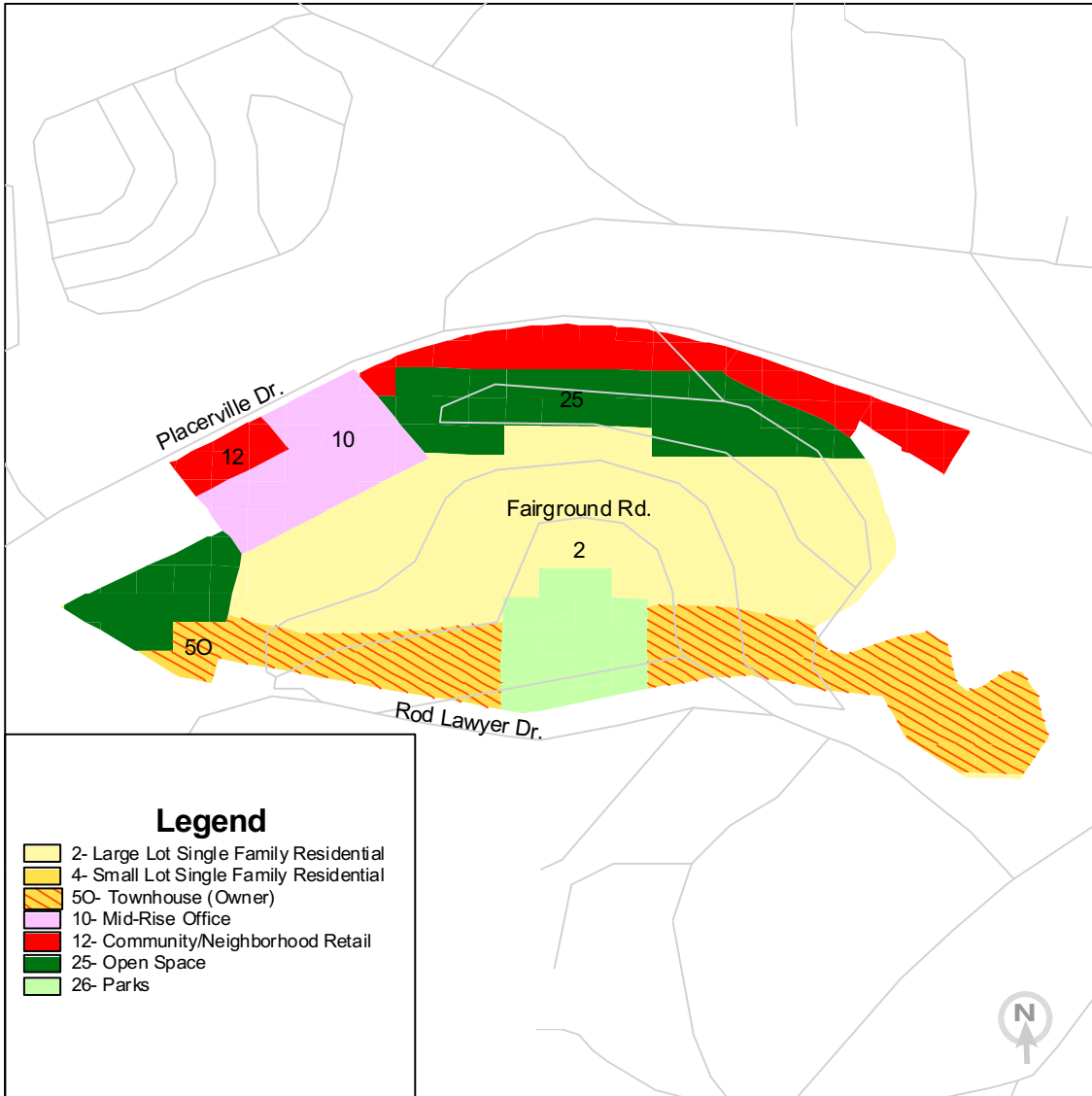


TABLE 2

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

PLACE³S 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%

**See Placerville Infill Detailed Indicators for more information*

3000 S Street,
Suite 300
Sacramento, CA
95816

tel 916.457.2264
fax 916.457.3299
tdd 916.737.1718
www.sacog.org

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 PLACE³S 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.

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org