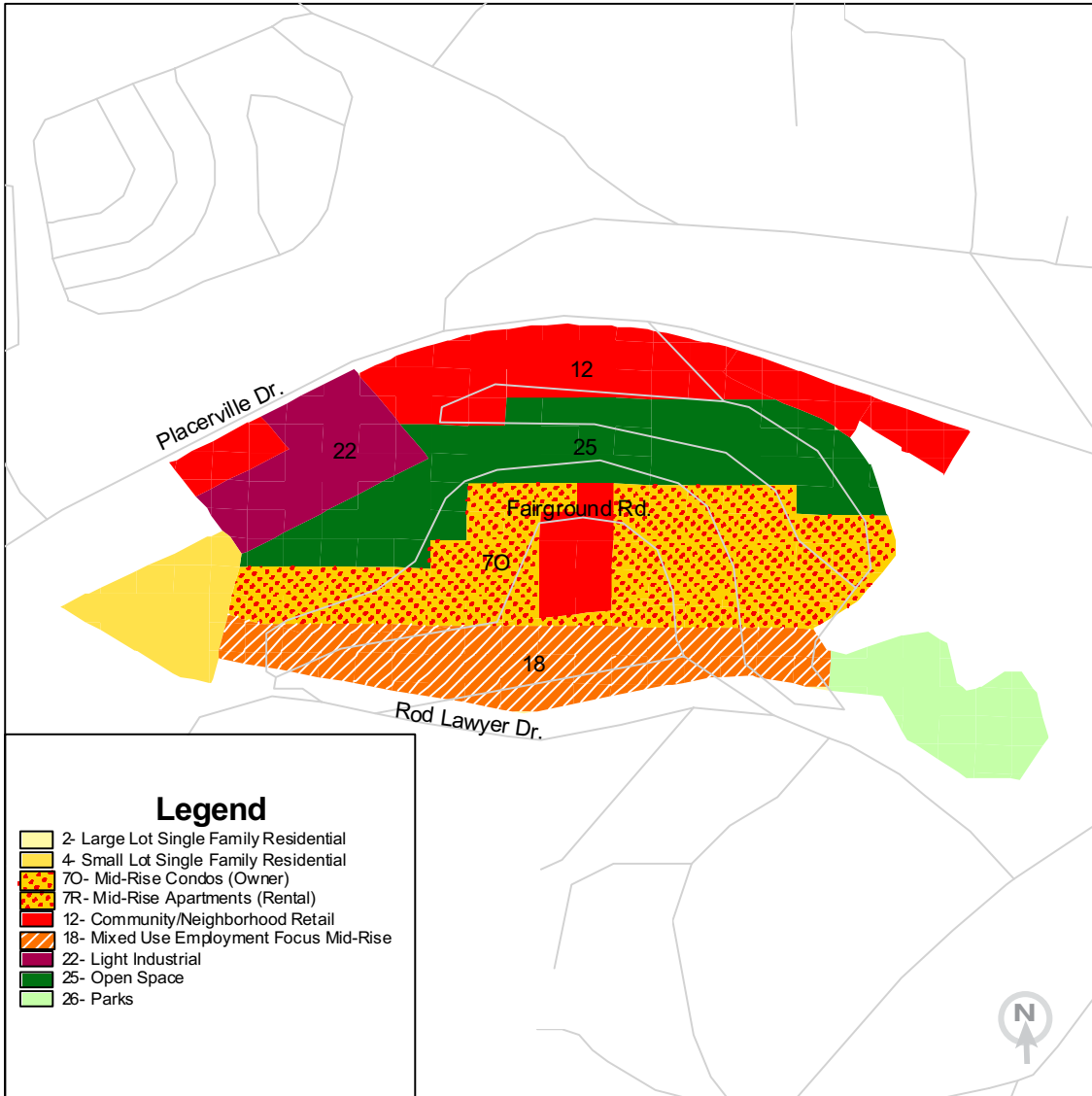


TABLE 4

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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