



Key Land Uses Featured



10 Mid-Rise Office



24 Public/Civic/Education



22 Light Industrial



1 Rural Residential



12 Community/Neighborhood Retail

Key Elements of Base Case

The study area is split by I-80, and is zoned mostly retail rural residential and light industrial. The community is currently developing an economic development strategy for this corridor. Specific features of the base case include:

- Mixed-use potential on east side of I-80
- Forested open space

PLACE³S Indicators

Total Employees	2,407
Total Residents	235
Employees per Dwelling Unit	28.1
Pedestrian Friendliness (1 = worst, 5 = best)	1.6
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See I-80 Detailed Indicators for more information*

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	Base Case*	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth
Total Employees	2,407	2,486	3,648	3,916
Total Dwelling Units	86	582	661	272
Total Residents	235	1,098	1,284	531
Employees per Dwelling Unit	28.1	4.3	5.5	14.4
Retail Jobs	1,988	1,435	2,023	3,185
Office Jobs	194	524	1,202	338
Industrial Jobs	178	463	394	364
Public Jobs	47	65	28	28
Pedestrian Friendliness (1 = worst, 5 = best) ...	1.6	2.3	2.5	2.1

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case*	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Alternative Plan
Change in VT per Household	0%	-22%	-22%	-20%
Change in VMT per Household	0%	-36%	-34%	-12%
Change in VT per Retail Job	0%	-29%	-30%	-2%
Change in VMT per Retail Job	0%	-36%	-38%	11%
Change in VT per Non-Retail Job	0%	-5%	-11%	-1%
Change in VMT per Non-Retail Job	0%	-24%	-31%	-5%

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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