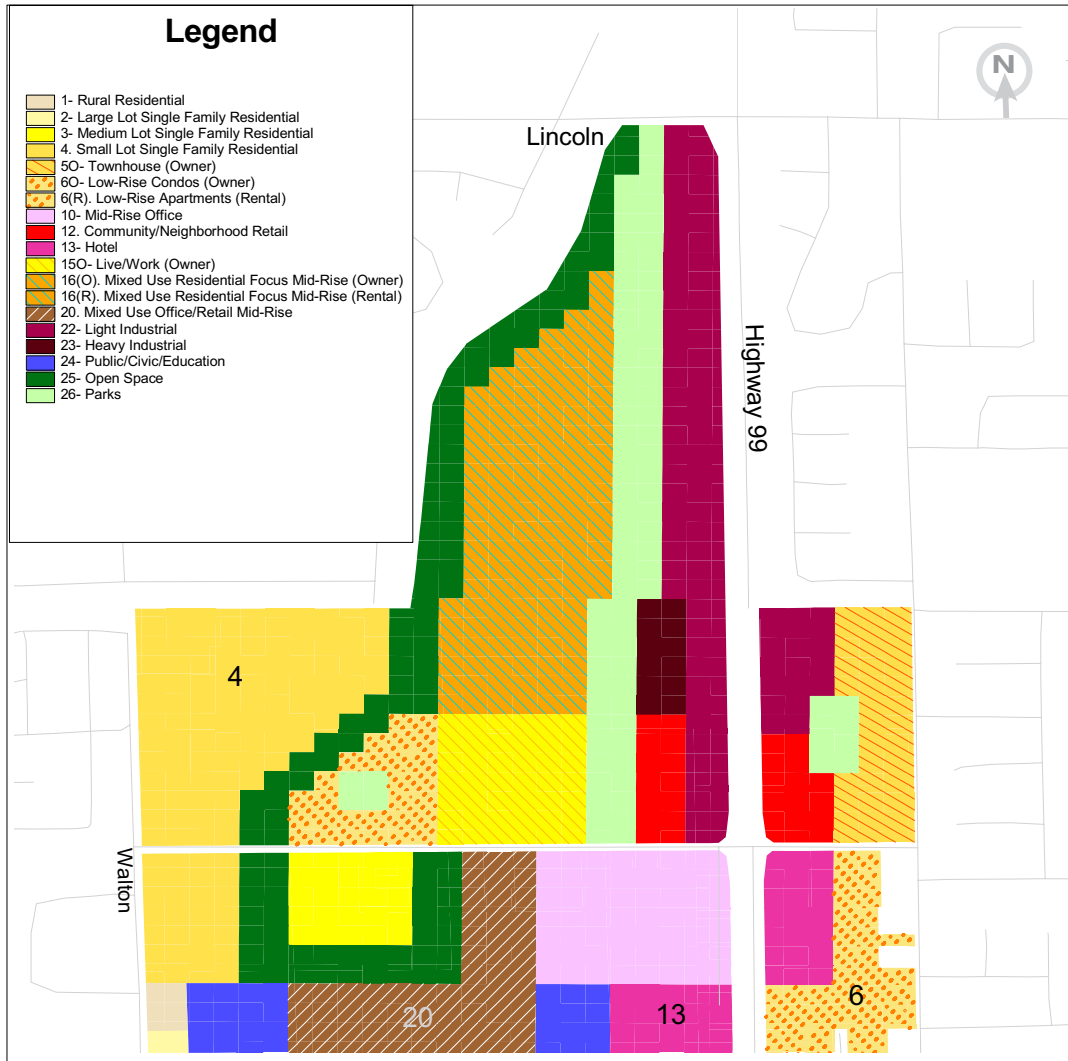


TABLE 7

Yuba/Sutter Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



4 Small Lot Single Family Residential



20 Mixed-Use retail/ Office Mid-Rise



13 Hotel



6 Low-Rise Condos

**Key Elements of Planning Scenario**

This group designed a community of small-lot, mid-rise mixed-use, and live/work housing. Parks and open space that feature bicycle and pedestrian trails connect the developments. Specific features of the plan include:

- Park and ride for transit to Sacramento
- Traffic circle
- Extension University
- Mid-rise offices and mixed-use office/retail in southern end of study area
- Light industrial relocated to Rt. 99 corridor

Resulted in the following changes from base case:

- Capacity for 4,500 more employees
- Capacity for 3,700 more dwelling units
- Improved land use mix from 18 to 3 employees per dwelling unit

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

Total Employees .....	5,515
Total Residents .....	3,837
Employees per Dwelling Unit .....	3.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.9
Change in Vehicle Miles Traveled per Household from Base Case* .....	-27%

*\*See Yuba City/Sutter County Greenfield 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

## Yuba City / Sutter County Greenfield

	Base Case	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth
Total Employees .....	1,034	5,515	7,242	5,713	4,370
Total Residents .....	157	3,837	4,082	3,466	2,696
Total Dwelling Units .....	57	1,854	2,268	1,768	1,305
Employees per Dwelling Unit .....	18.16	2.97	3.19	3.23	3.35
Retail Jobs .....	133	2,296	4,189	2,290	1,767
Office Jobs .....	337	2,660	2,487	2,854	2,071
Industrial Jobs .....	433	371	433	255	344
Public Jobs .....	131	187	133	313	188
"Pedestrian Friendliness (1 = worst, 5 = best)" .....	1.2	2.9	3.2	2.7	2.6

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

	Base Case	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth	Table 10 Smart Growth
Change in VT per Household .....	0%	-20%	-23%	-23%	-23%
Change in VMT per Household .....	0%	-27%	-37%	-35%	-38%
Change in VT per Retail Job .....	0%	-41%	-46%	-43%	-45%
Change in VMT per Retail Job .....	0%	-42%	-50%	-48%	-50%
Change in VT per Non-Retail Job .....	0%	-46%	-41%	-27%	-21%
Change in VMT per Non-Retail Job .....	0%	-43%	-44%	-32%	-23%

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