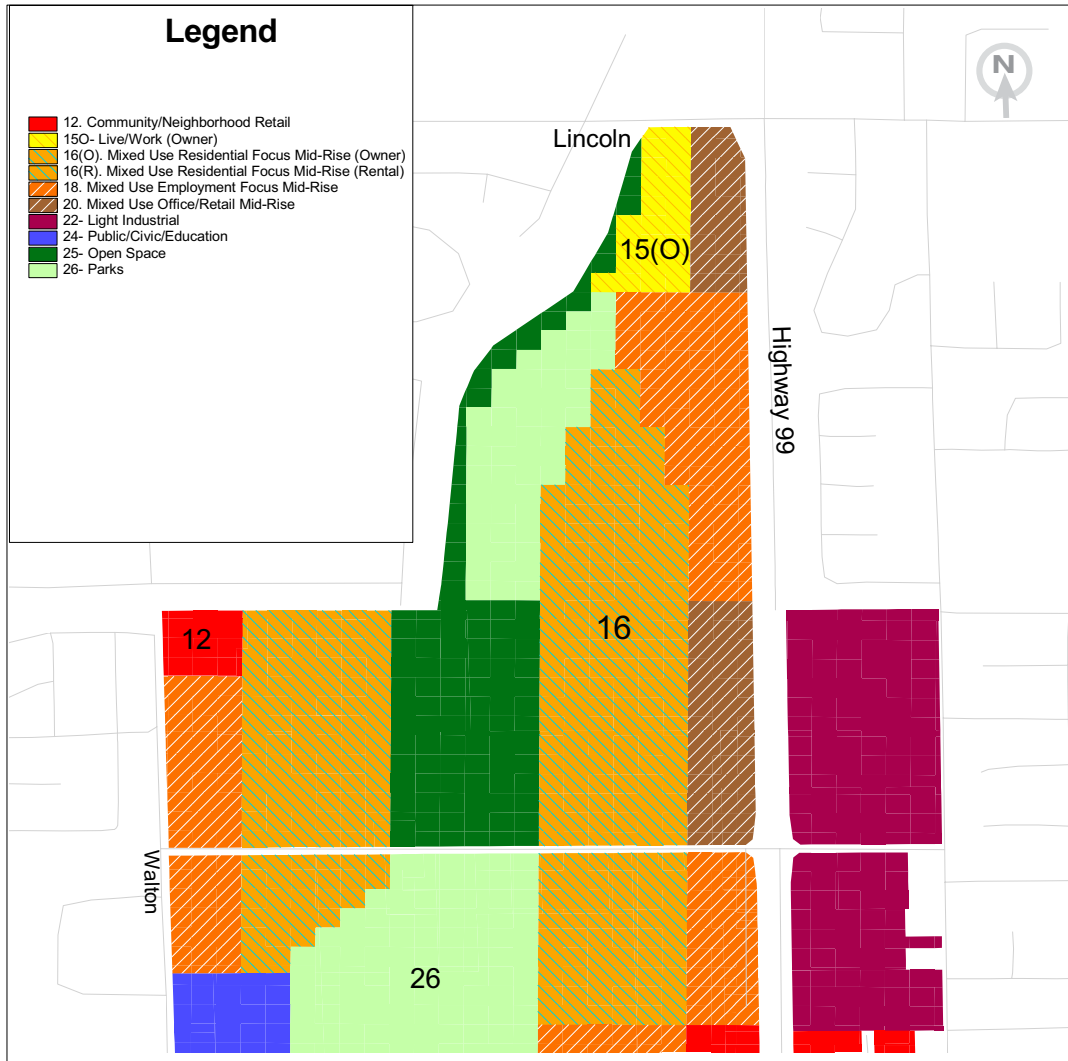


TABLE 8

Yuba/Sutter Greenfield— Smart Growth Scenario



Key Land Uses Featured



15 Live/Work



12 Community/Neighborhood Retail



16 Mixed-Use Residential Focus Mid-Rise



26 Parks

Key Elements of Planning Scenario

This group designed a mid-rise mixed-use development that connects via pedestrian greenbelts to large parks and open space. Specific features of the plan include:

- Light industrial preserved in southeast section
- Public/civic/education in southwest corner

Resulted in the following changes from base case:

- Capacity for 6,200 more employees
- Capacity for 3,900 more dwelling units
- Improved land use mix from 18 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	7,242
Total Residents	4,082
Employees per Dwelling Unit	3.2
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-37%

*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 PLACE³S 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.

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