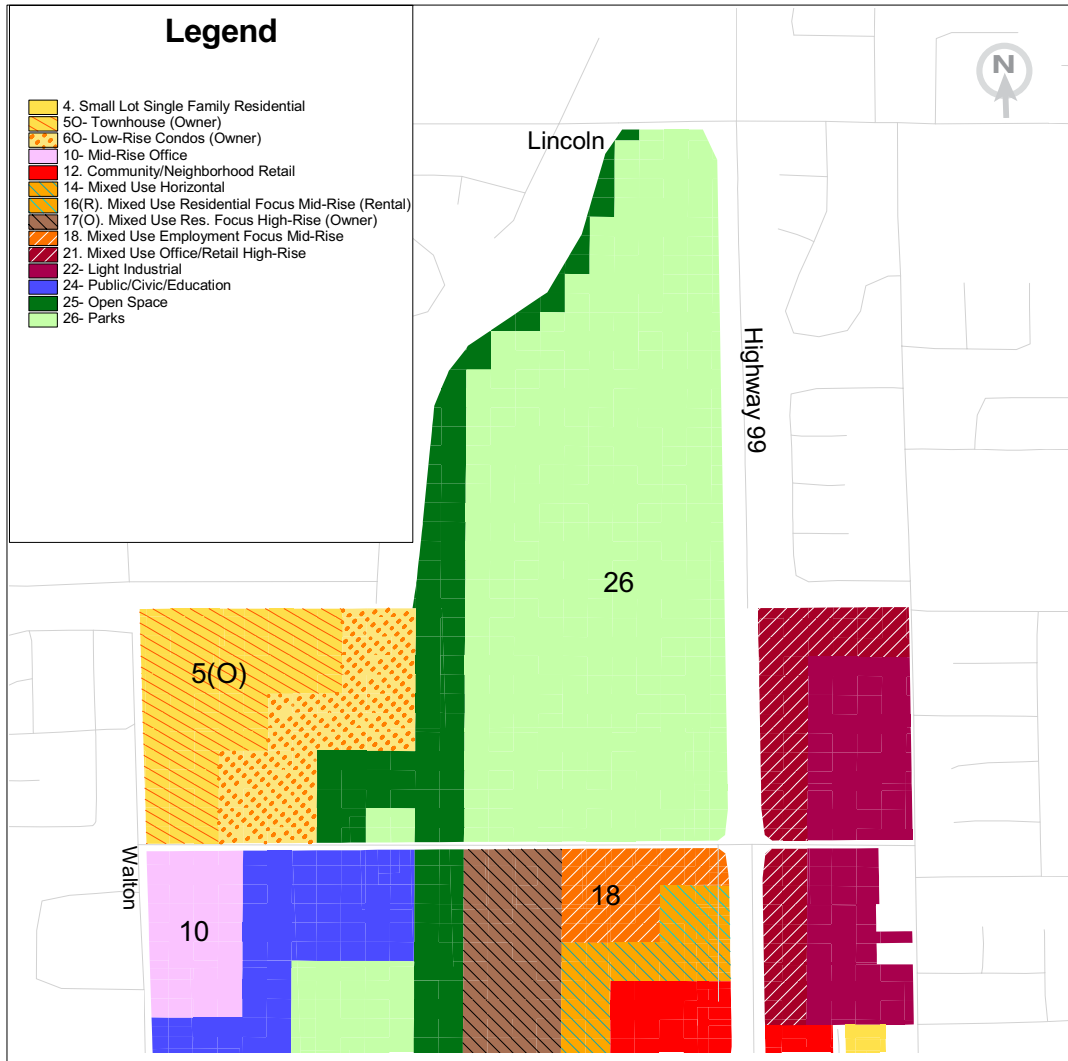


TABLE 9

Yuba/Sutter Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



26 Parks



5 Townhouse



10 Mid-Rise Office



18 Mixed-Use Employment Focus Mid-Rise

**Key Elements of Planning Scenario**

An executive golf course next to green belts that feature horse trails takes up a large portion of the area. Mid- and high-rise mixed-use in the southeast section hold most of the new employment. Condos, townhomes, and high-rise mixed-use are the main options for housing. Specific features of the plan include:

- Stables
- Community gardens
- Senior housing
- Community library

Resulted in the following changes from base case:

- Capacity for 4,700 more employees
- Capacity for 3,300 more dwelling units
- Improved land use mix from 18 to 3

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

Total Employees .....	5,713
Total Residents .....	3,466
Employees per Dwelling Unit .....	3.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.7
Change in Vehicle Miles Traveled per Household from Base Case* .....	-35%

\*See Yuba City/Sutter County Greenfield Detailed Indicators for more information

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# 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.

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