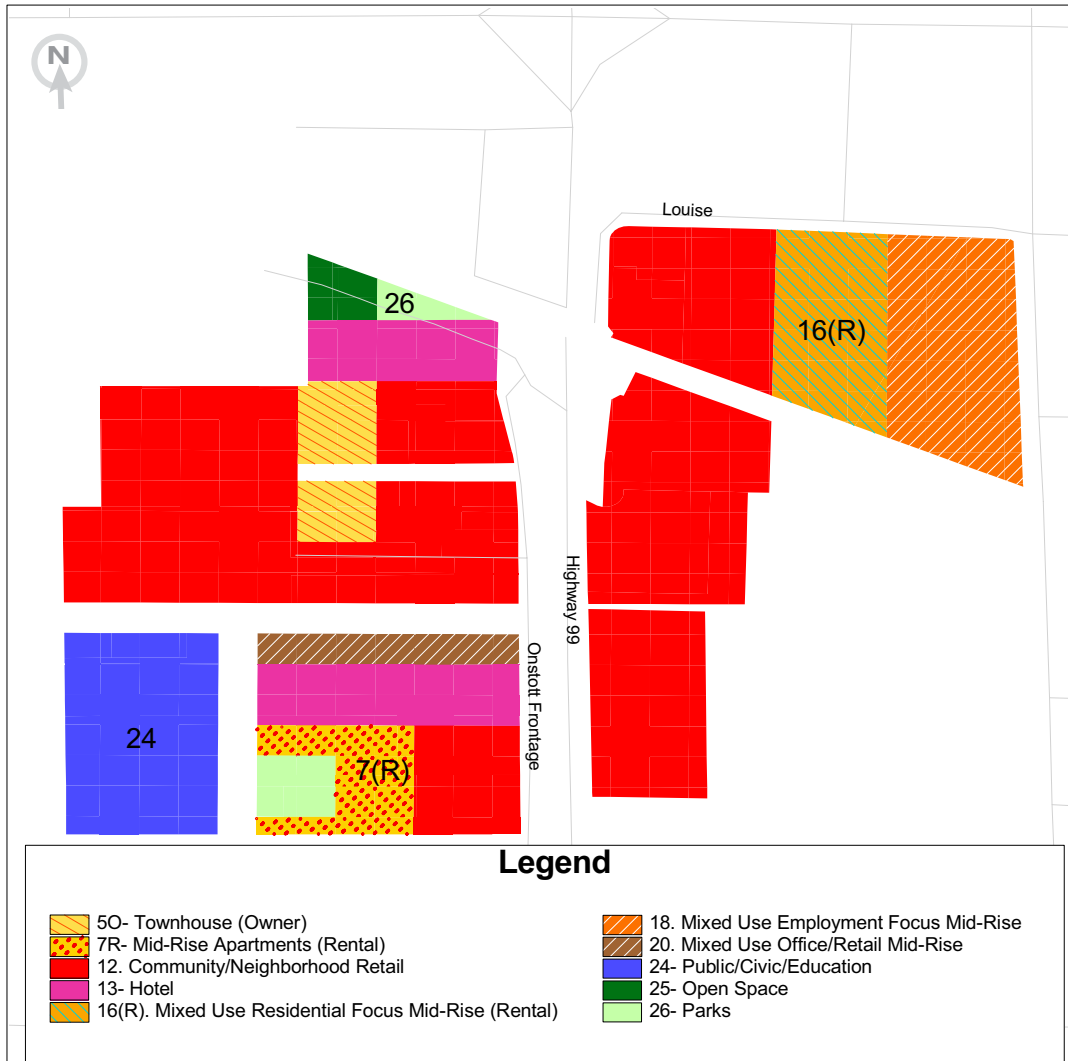


TABLE 1

Yuba City Infill— Smart Growth Scenario



Key Land Uses Featured



26 Parks



16 Mixed-Use Residential Focus Mid-Rise



24 Public/Civic/ Education



7 Mid-Rise Condos

Key Elements of Planning Scenario

This group added new compact housing, such as a park-oriented “cottage” development in the southwest area. The participants also kept some of the existing retail, such as the auto mall and bowling alley. Specific features of the plan include:

- Junior college in southwest corner
- Bike trail on railroad right of way
- Bike/pedestrian bridge over Rt. 99 at trail
- New roads
- Imported car dealership
- Retail with health club
- 50 % of northeast housing reserved for seniors

Resulted in the following changes from base case:

- Capacity for 600 fewer employees
- Capacity for 300 more dwelling units
- Improved land use mix from 1,723 to 9 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,853
Total Residents	590
Employees per Dwelling Unit	9.2
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-45%

*See Yuba City Infill Greenfield Detailed Indicators for more information

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Yuba City Infill

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 3 Alternative Scenario	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees	3,439	2,853	2,986	2,462	8,145	3,625	3,204
Total Dwelling Units	2	309	804	1,508	365	183	648
Total Residents	5	590	1,448	2,714	658	329	1,184
Employees per Dwelling Unit	1,723.1	9.2	3.7	1.6	22.3	19.9	5.0
Retail Jobs	3,358	2,365	1,852	1,861	2,593	2,498	2,441
Office Jobs	64	365	1,134	566	5,552	1,013	738
Industrial Jobs	18	0	0	0	0	114	18
Public Jobs	0	123	0	34	0	0	6
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	2.7	3.3	3.4	3.9	2.7	2.8

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 3 Alternative Scenario	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household	0%	-24%	-24%	-24%	-21%	-24%	-22%
Change in VMT per Household	0%	-45%	-37%	-45%	-25%	-44%	-41%
Change in VT per Retail Job	0%	-39%	-40%	-41%	-37%	-28%	-35%
Change in VMT per Retail Job	0%	-50%	-46%	-53%	-39%	-45%	-41%
Change in VT per Non-Retail Job	0%	-26%	-26%	-28%	-26%	-24%	-26%
Change in VMT per Non-Retail Job	0%	-55%	-53%	-58%	-50%	-39%	-48%

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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