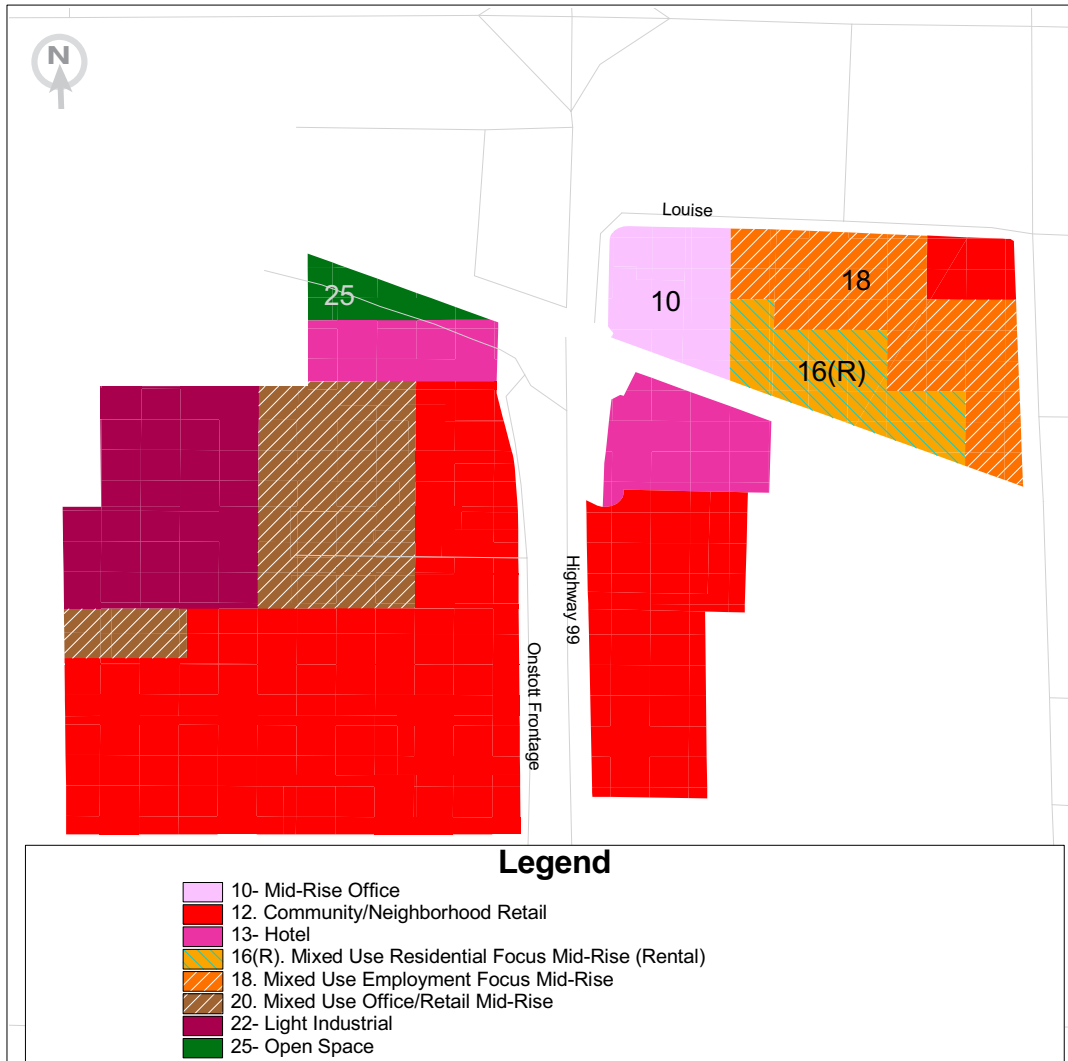


Yuba City Infill— Smart Growth Scenario



Key Land Uses Featured



25 Open Space



18 Mixed-Use Employment Focus Mid-Rise



10 Mid-Rise Office



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

This group added new compact development while also keeping some of its important existing retail, such as the Harley Davidson dealership. Specific features of the plan include:

- Bowling alley moved to be within walking distance of homes in northeast corner
- New roads and a traffic circle
- Hotels
- Mixed-use office retail
- Access to Louise St. closed off from Rt. 99
- Bike trail on railroad right of way
- Bike/pedestrian bridge over Rt. 99 at trail

Resulted in the following changes from base case:

- Capacity for 200 more employees
- Capacity for 200 more dwelling units
- Improved land use mix from 1,723 to 20 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,625
Total Residents	329
Employees per Dwelling Unit	19.9
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

**See Yuba City Infill 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

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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