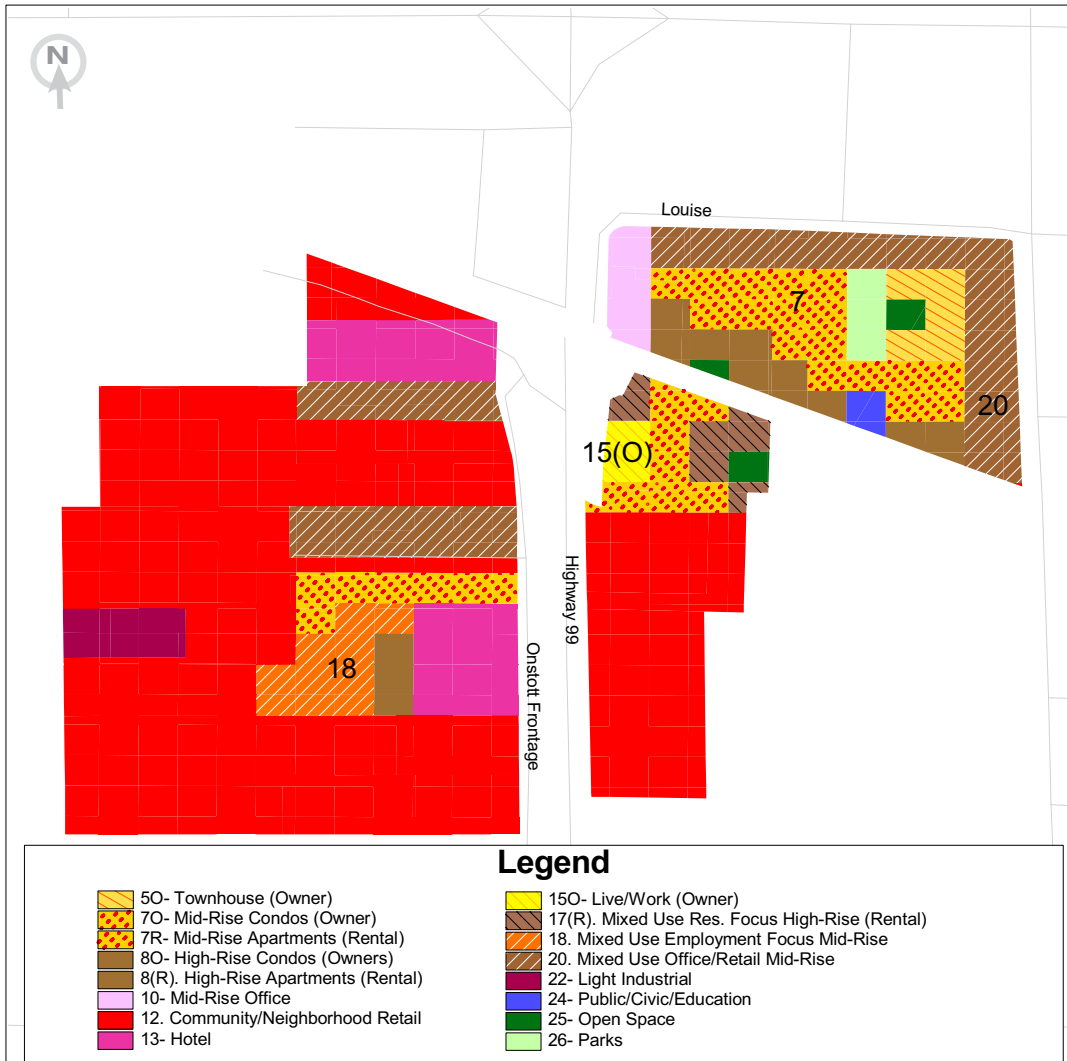


TABLE 5

Yuba City Infill— Smart Growth Scenario



Key Land Uses Featured



7 Mid-Rise Condos



20 Mixed-Use Retail/Office Mid-Rise



15 Live/Work



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

In the northeast section, this group designed a community of townhouses and mid- and high-rise apartments. The neighborhood would enjoy access to a large park, open space, and a school, as well as access to a new bike trail on the railroad right of way. Specific features of the plan include:

- Greenbelts
- Lowe’s in southwest corner of study area
- New roads
- Hotel

Resulted in the following changes from base case:

- Capacity for 300 fewer employees
- Capacity for 600 more dwelling units
- Improved land use mix from 1,723 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,204
Total Residents	1,184
Employees per Dwelling Unit	5.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-41%

**See Yuba City Infill Greenfield Detailed Indicators for more information*

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DETAILED INDICATORS

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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