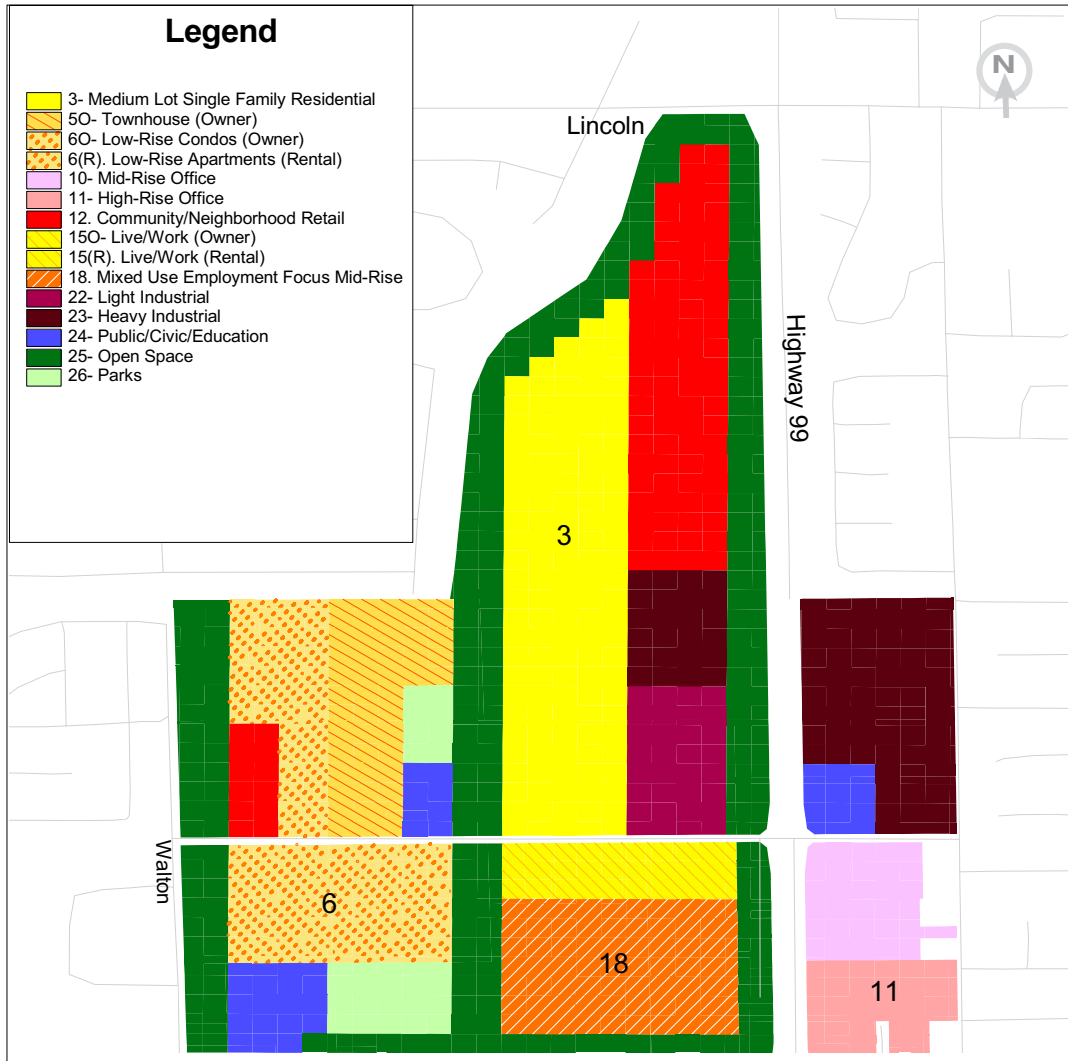


TABLE 10

Yuba/Sutter Greenfield— Smart Growth Scenario



Key Land Uses Featured



3 Medium Lot Single Family Residential



6 Low-Rise Condos



18 Mixed-Use Employment Focus Mid-Rise



11 High-Rise Office

Key Elements of Planning Scenario

Townhomes, low-rise condominiums, live/work and medium lot houses connect to nearby parks via greenbelts. Mid- and high-rise employment is concentrated in the southeast section. Specific features of the plan include:

- Retail, mid-rise mixed-use employment, heavy industrial, and light industrial
- Schools next to parks

Resulted in the following changes from base case:

- Capacity for 3,300 more employees
- Capacity for 2,600 more dwelling units
- Improved land use mix from 18 to 3

PLACE³S Indicators

Total Employees	4,370
Total Residents	2,696
Employees per Dwelling Unit	3.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-38%

**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 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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