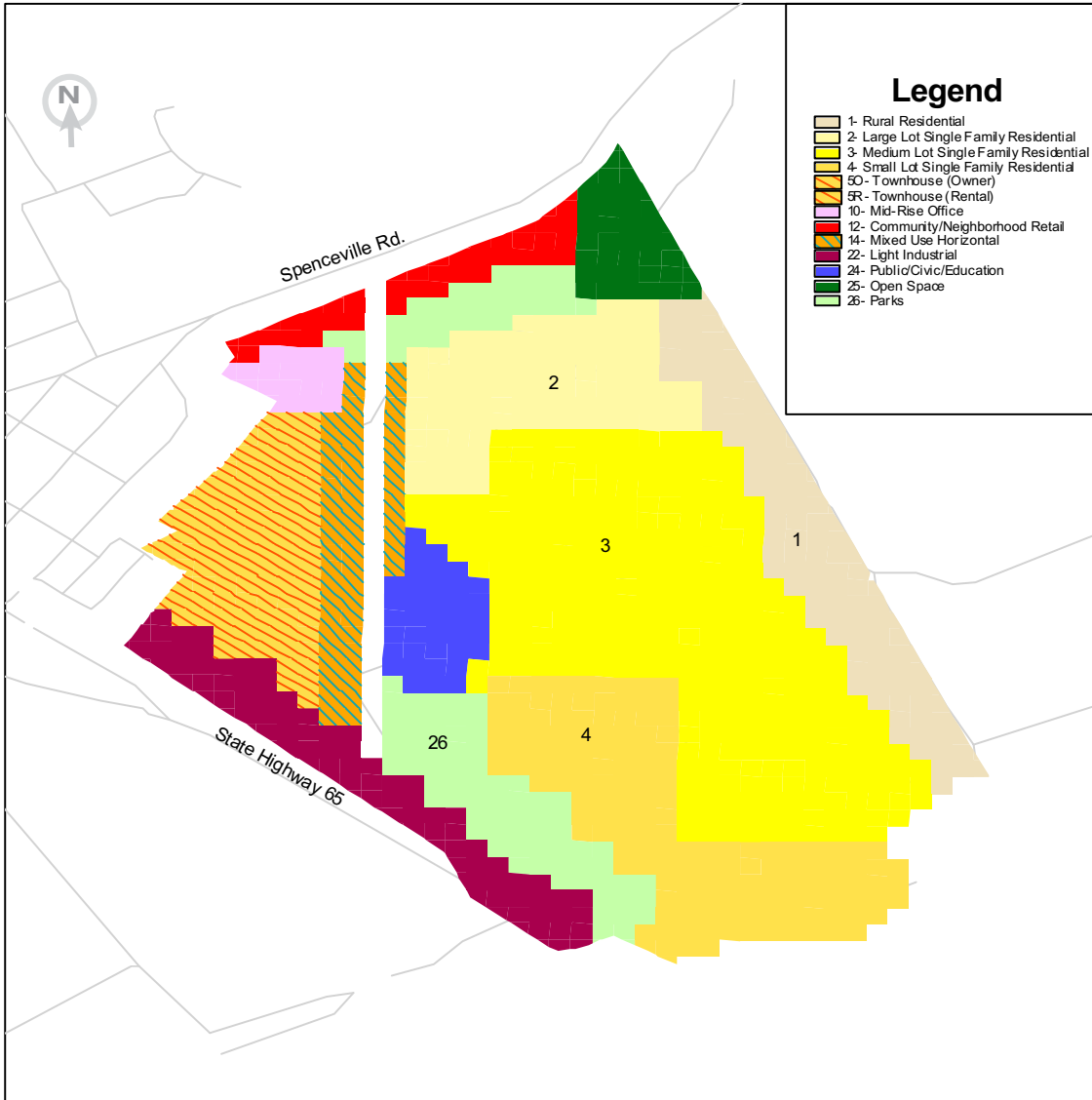


TABLE 4

Wheatland East— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



26 Parks

Key Elements of Planning Scenario

Participants focused on developing the Spenceville Rd. frontage, which will be widened to accommodate future growth and retail space. Specific features of the plan include:

- Schools integrated with parks and playgrounds
- Light industry located along UP railroad frontage
- A connector road between Spenceville Rd. and light industrial development along railroad
- Connector road to Spenceville Rd. with mixed-use retail/residential development
- Single-family housing on lots ranging in size from small to very large

The plan resulted in the following changes from the base case:

- Capacity for 1,800 more employees
- Capacity for 1,500 more dwelling units
- Increased land-use mix from 0 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,753
Total Residents	4,152
Employees per Dwelling Unit	1.16
Pedestrian Friendliness (1 = worst, 5 = best)	2.23
Change in Vehicle Miles Traveled per Household from Base Case*	-33%

**See Wheatland East Detailed Indicators for more information*

1415 L Street
Suite 300
Sacramento, CA
95814

tel: 916.321.9000
fax: 916.321.9551
tdd: 916.321.9550
www.sacog.org

DETAILED INDICATORS

Wheatland East

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees	0	1,753	1,480	1819
Total Dwelling Units	0	1,510	2,615	2976
Total Residents	0	4,152	5,748	6749
Employees per Dwelling Unit	0	1.16	0.57	0.61
Retail Jobs	0	871	1,303	1168
Office Jobs	0	431	0	385
Industrial Jobs	0	270	0	141
Public Jobs	0	182	177	124
Pedestrian Friendliness (1 = worst, 5 = best)	0	2.23	2.58	2.65

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household	0	-0.22	-0.22	-0.24
Change in VMT per Household	0	-0.33	-0.34	-0.44
Change in VT per Retail Job	0	-0.35	-0.36	-0.42
Change in VMT per Retail Job	0	-0.36	-0.37	-0.52
Change in VT per Non-Retail Job	0	-0.16	-0.17	-0.23
Change in VMT per Non-Retail Job	0	-0.33	-0.34	-0.45

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.

1415 L Street
 Suite 300
 Sacramento, CA
 95814

tel: 916.321.9000
 fax: 916.321.9551
 tdd: 916.321.9550
 www.sacog.org