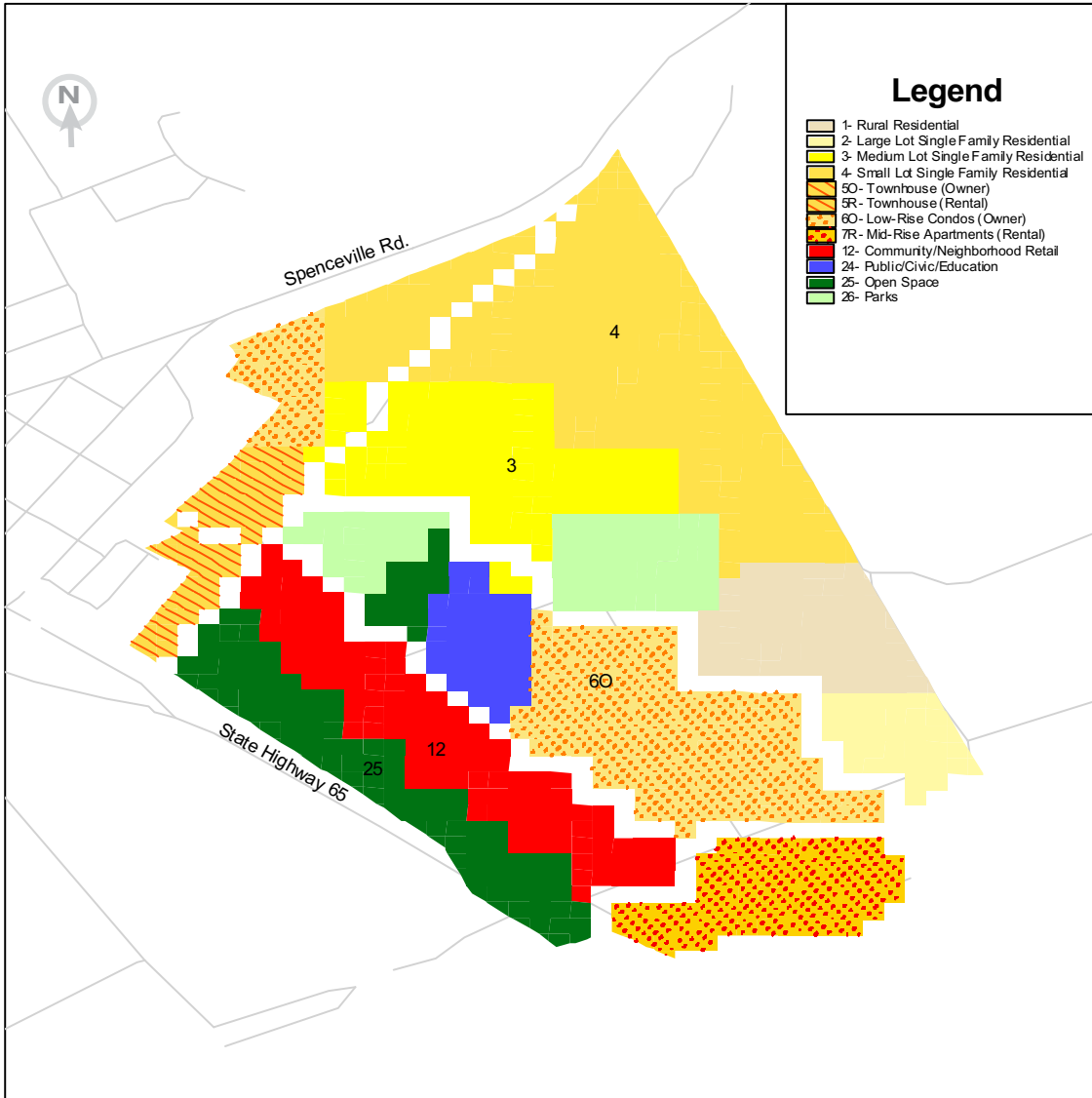


TABLE 5

Wheatland East— Smart Growth Scenario



**Key Land Uses Featured**



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



6 Low-Rise Condos



12 Community/Neighborhood Retail



25 Open Space

**Key Elements of Planning Scenario**

Participants focused on creating senior citizen housing integrated with medical facilities. Specific features of the plan include:

- Affordable mid-rise condominiums, intended for senior citizens
- Medical center
- Open space on Hwy 65 frontage, with retail space behind
- A park and open space near central portion of site
- Single family homes on medium to small lots in northern portion of site
- A road to bypass downtown Wheatland and route traffic through the site from the railroad to Spenceville Rd.

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

- Capacity for 1,500 more employees
- Capacity for 2,600 more dwelling units
- Increased land-use mix from 0 to 1 employees per dwelling unit

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	1,480
Total Residents .....	5,748
Employees per Dwelling Unit .....	0.57
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.58
Change in Vehicle Miles Traveled per Household from Base Case* .....	-34%

*\*See Wheatland East Detailed Indicators for more information*

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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 PLACE<sup>3</sup>S 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.

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