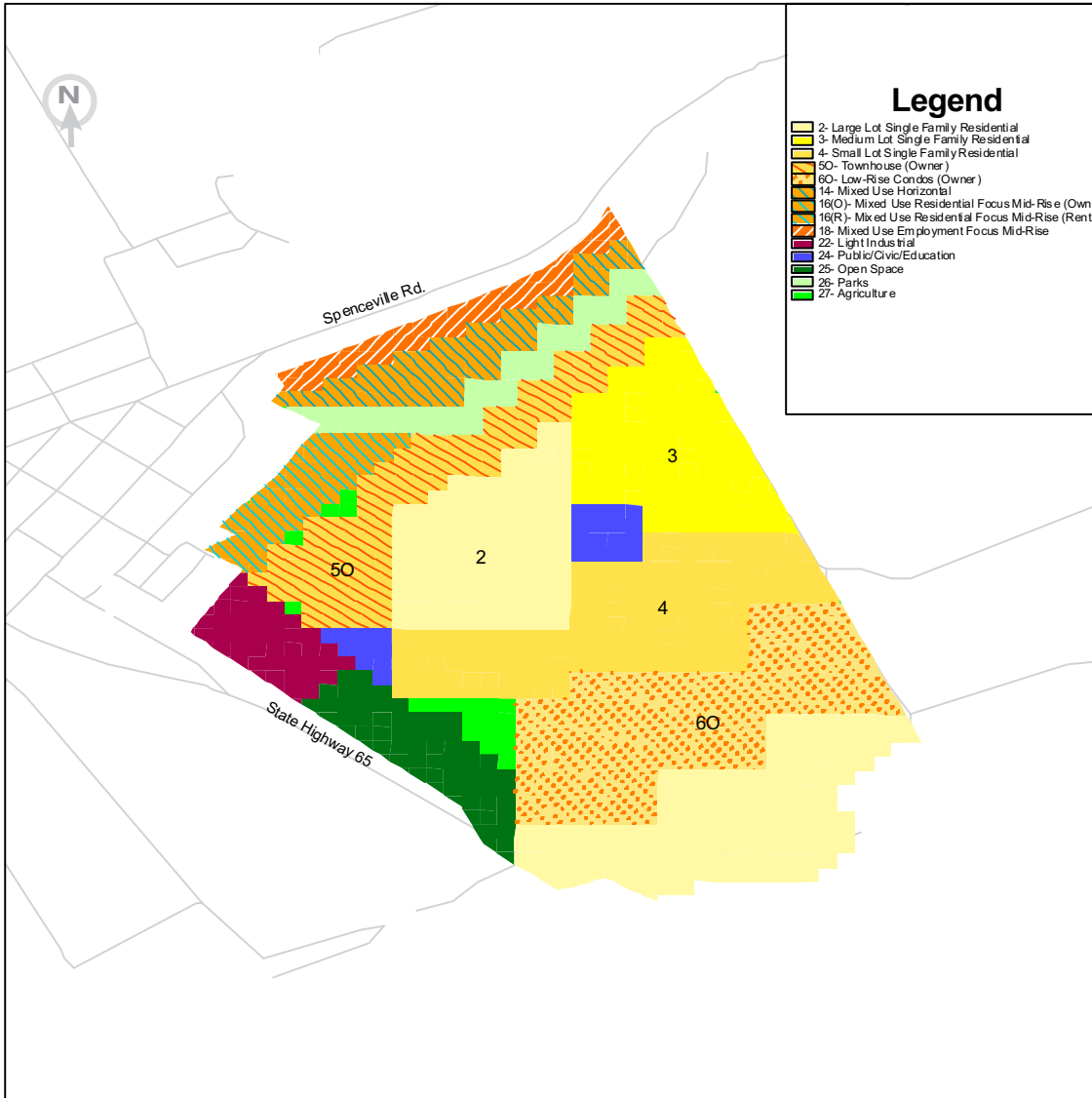


TABLE 6

Wheatland East— Smart Growth Scenario



**Key Land Uses Featured**



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



4 Small Lot Single Family Residential



5 Townhouse



6 Low-Rise Condos

**Key Elements of Planning Scenario**

Participants focused on developing the Spenceville Rd. frontage. Specific features of the plan include:

- Greenbelt along Hwy 65 frontage
- Retail space along Spenceville Rd. frontage
- Spenceville Rd. constructed for bicycle and pedestrian access
- Mixed-use residential development behind Spenceville Rd. retail area
- Municipal government facilities in center of site, includes police, fire, and school
- Slough maintained as open space
- B St. extended into site

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

- Capacity for 1,800 more employees
- Capacity for 2,900 more dwelling units
- Increased land-use mix from 0 to 1 employees per dwelling unit

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

Total Employees .....	1,819
Total Residents .....	6,749
Employees per Dwelling Unit .....	0.61
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.65
Change in Vehicle Miles Traveled per Household from Base Case* .....	-44%

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

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# 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 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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