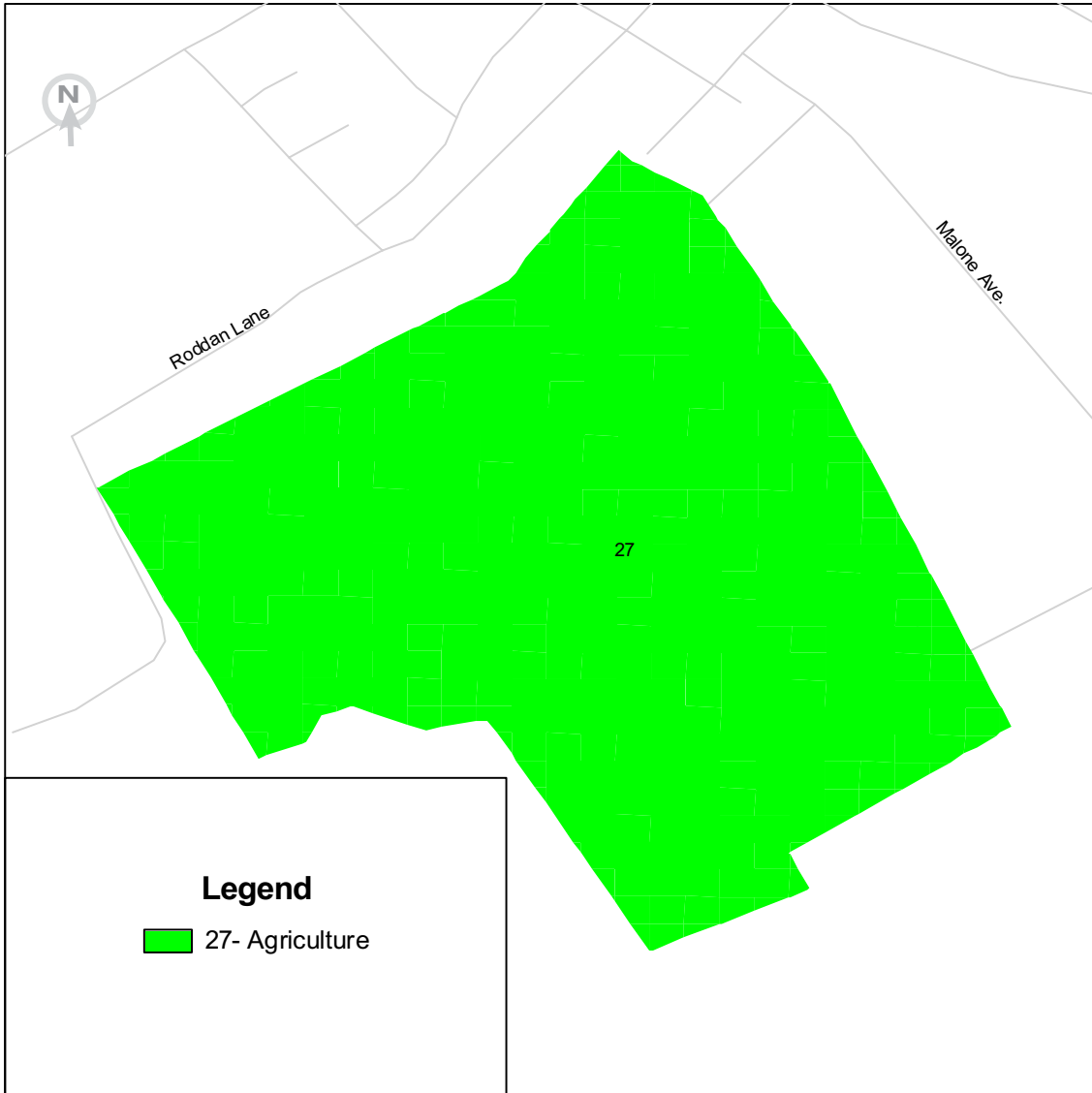


Wheatland West



Key Land Uses Featured



27 Agriculture

Key Elements of the Base Case

This 99-acre site is undeveloped agricultural south of Wheatland and west of Hwy 65. The general plan designation is agriculture and the study area is outside of the current City boundary, but within the sphere of influence. Completion of a Hwy 65 bypass is assumed.

Specific features of the base case include:

- The northern portion of site adjoins downtown Wheatland
- A slough traverses the central portion of the site
- Prime agricultural land is located south of the slough

PLACE³S Indicators

Total Employees	0
Total Residents	0
Employees per Dwelling Unit	0
Pedestrian Friendliness (1 = worst, 5 = best)	0
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Wheatland West Detailed Indicators for more information*

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Wheatland West

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Total Employees	0	639	742
Total Dwelling Units	0	1,039	323
Total Residents	0	2,985	1,212
Employees per Dwelling Unit	0	0.62	2.3
Retail Jobs	0	406	496
Office Jobs	0	83	227
Industrial Jobs	0	107	0
Public Jobs	0	43	19
Pedestrian Friendliness (1 = worst, 5 = best)	0	3.09	2.04

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Change in VT per Household	0	-0.24	-0.24
Change in VMT per Household	0	-0.43	-0.44
Change in VT per Retail Job	0	-0.42	-0.43
Change in VMT per Retail Job	0	-0.51	-0.53
Change in VT per Non-Retail Job	0	-0.23	-0.24
Change in VMT per Non-Retail Job	0	-0.45	-0.46

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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