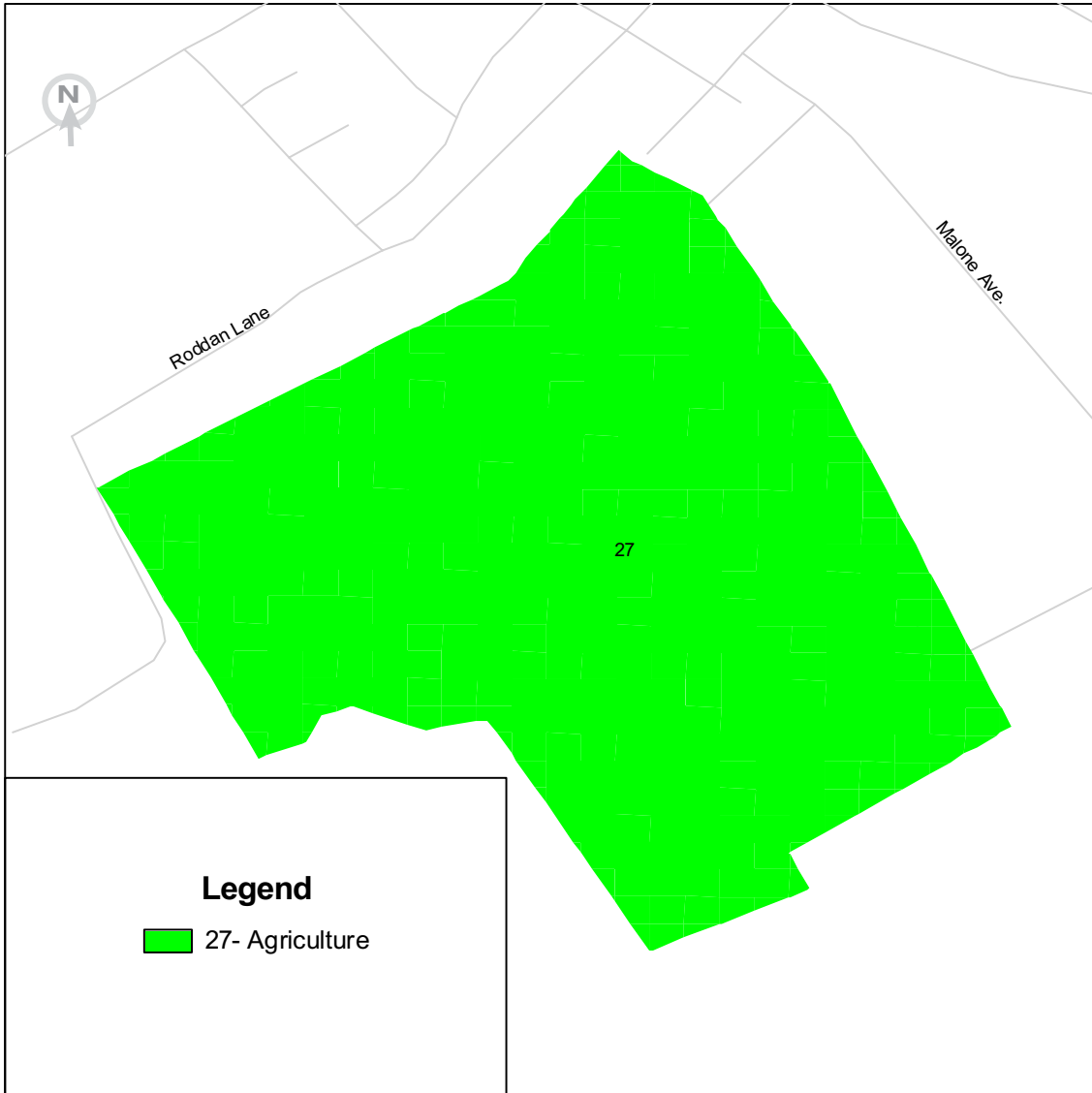


Wheatland West



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%

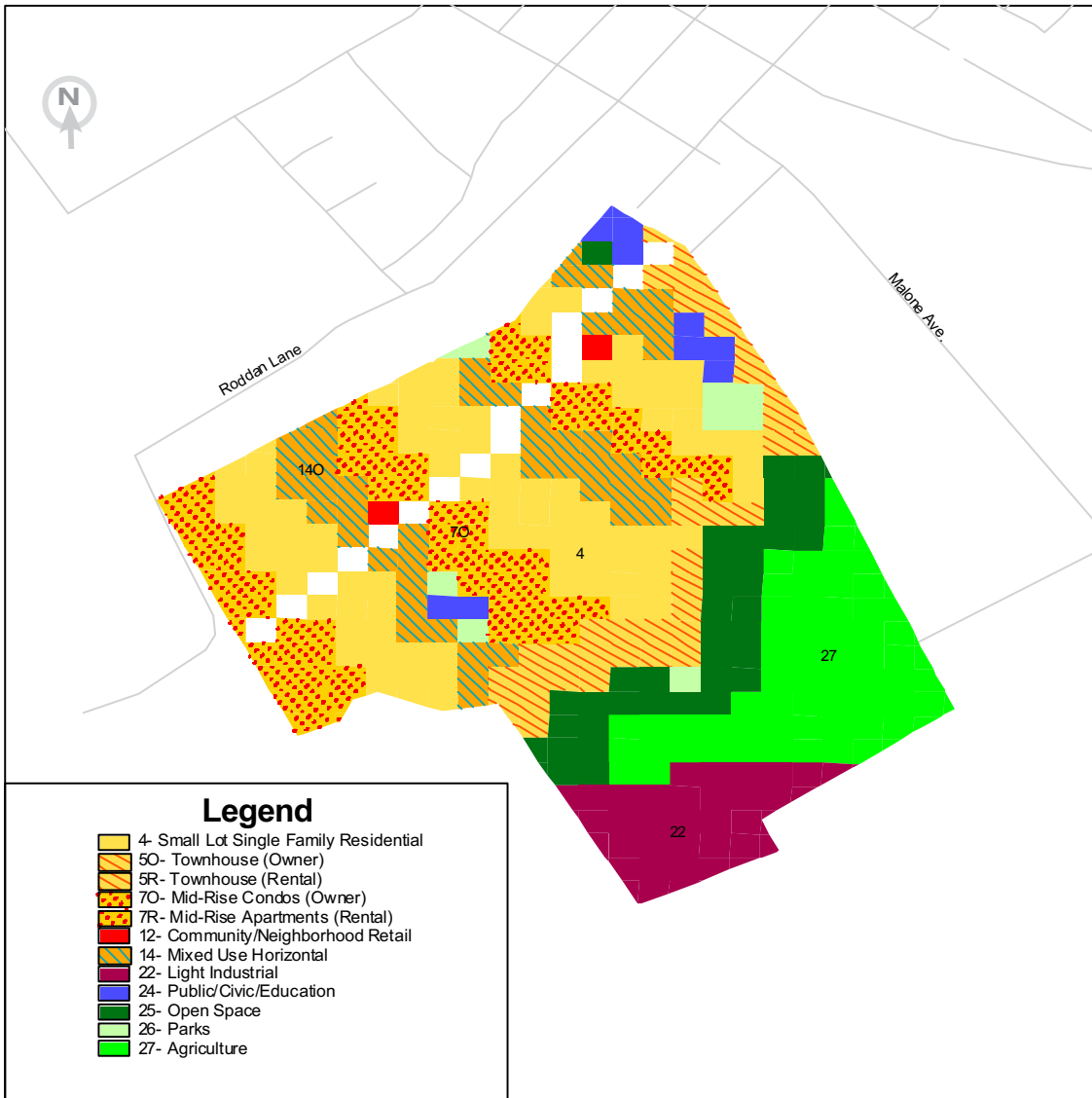
**See Wheatland West Detailed Indicators for more information*

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TABLE 1

Wheatland West— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



7 Mid-Rise Condos



14 Mixed-Use Retail/ Residential Horizontal



22 Light Industrial



27 Agricultural

Legend

- 4- Small Lot Single Family Residential
- 50- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 6R- Townhouse (Rental)
- 70- Mid-Rise Condos (Owner)
- 7R- Mid-Rise Apartments (Rental)
- 12- Community/Neighborhood Retail
- 14- Mixed Use Horizontal
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks
- 27- Agriculture

Key Elements of Planning Scenario

Participants focused on extending the existing Main St. into the site, and developing the street with compact housing. Specific features of the plan include:

- A municipal government center located on Main St. at northern boundary
- Main St. housing consists of alternating series of single family homes on small lots, mid-rise condominiums, and mixed-use retail/residential horizontal development
- Greenbelt proposed along South Grasshopper Slough.
- Equestrian park with trail proposed adjacent to greenbelt
- Organic and “U-pick” farms located in south
- Light industry located along major access road that runs tangent to southern area.

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

- Capacity for 700 more employees
- Capacity for 800 more dwelling units
- Increased land-use mix from 0 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	639
Total Residents	2,985
Employees per Dwelling Unit	0.62
Pedestrian Friendliness (1 = worst, 5 = best)	3.09
Change in Vehicle Miles Traveled per Household from Base Case*	-43%

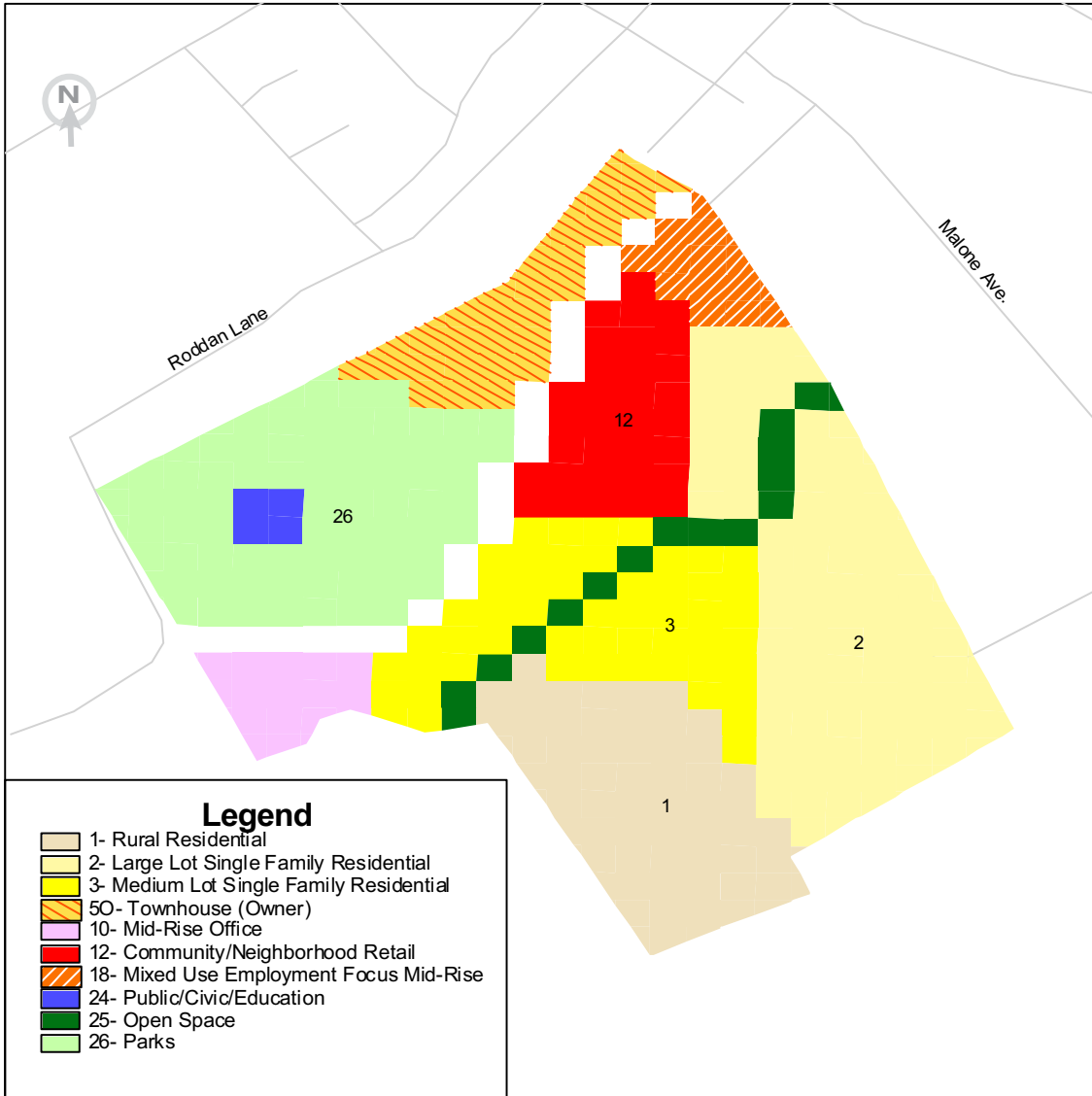
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TABLE 2

Wheatland West— Smart Growth Scenario



Key Land Uses Featured



1 Rural Residential



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



12 Community/Neighborhood Retail



26 Parks

Key Elements of Planning Scenario

Participants focused on extending Main St. through the site to a regional park and civic center located in western portion of site. Specific features of the plan include:

- Townhouses on west side of Main St.
- Retail space on east side of Main St.
- Single-family housing on mid-, large, and rural-sized lots in eastern half of site
- Greenbelt with bicycle trails along slough

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

- Capacity for 800 more employees
- Capacity for 400 more dwelling units
- Increased land-use mix from 0 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	742
Total Residents	1,212
Employees per Dwelling Unit	2.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.04
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

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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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