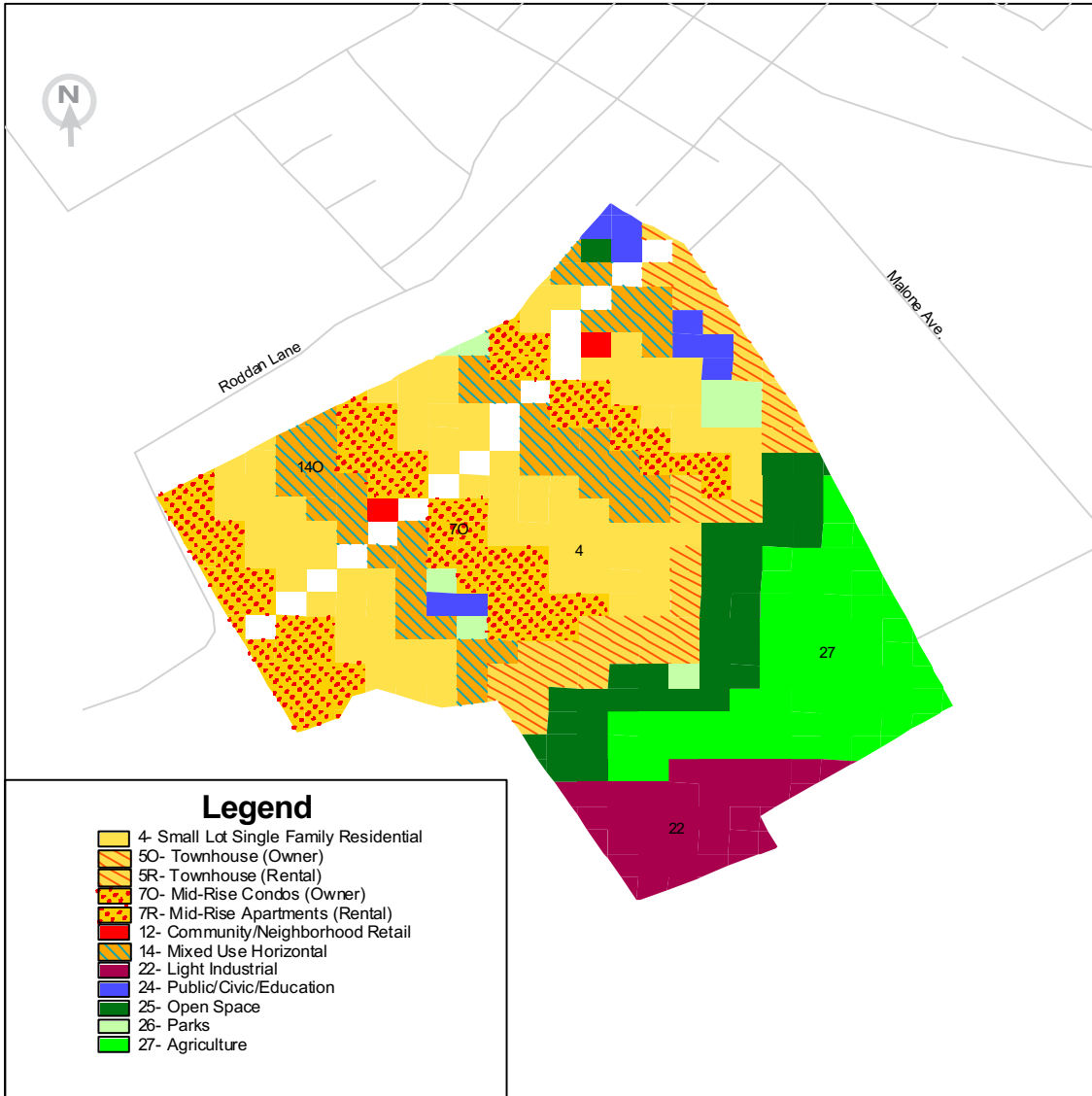


TABLE 1

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

**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

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

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