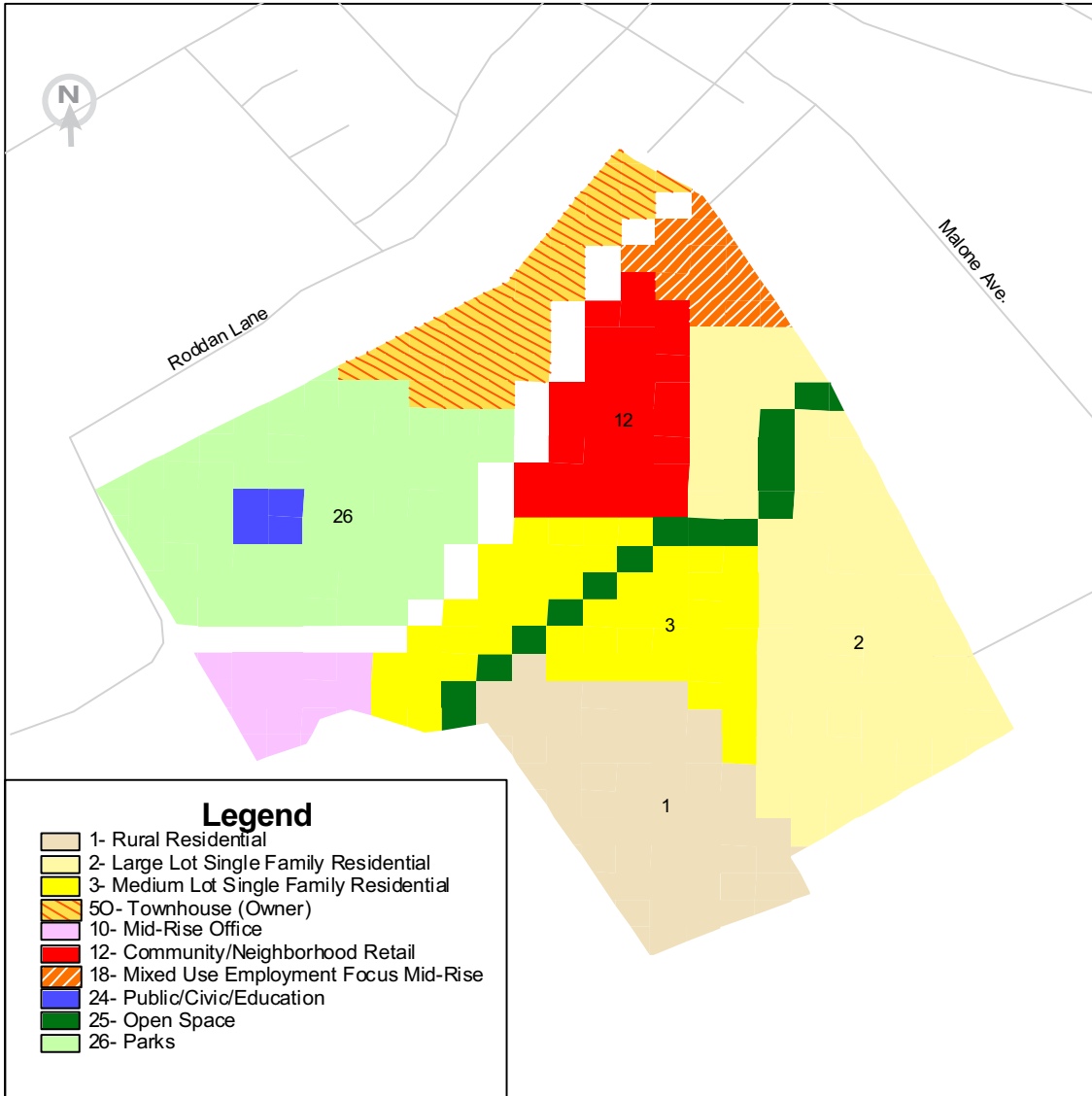


TABLE 2

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%

**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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