



Winters Infill — Smart Growth Planning Scenario

Key Land Uses Featured



4 Small Lot Single Family Residential



12 Community / Neighborhood Retail



22 Light Industrial



24 Public / Civic / Education



Winters Infill Base Case

Key Elements of Base Case

This study area covers the 18 acres between East St. and Rail Road St. and bounded by East Main St. and Grant Ave. It is mostly light industrial and also contains housing, retail, and public/civic/education land uses. Specific features of the Base Case include:

- Large, medium, and small lot housing
- Adjacent to historic downtown Winters

PLACE³S Indicators

| | |
|--|------|
| Total Employees | 323 |
| Total Residents | 139 |
| Employees per Dwelling Unit | 5.67 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.2 |
| Change in Vehicle Miles Traveled per Household from Base Case* | 0% |

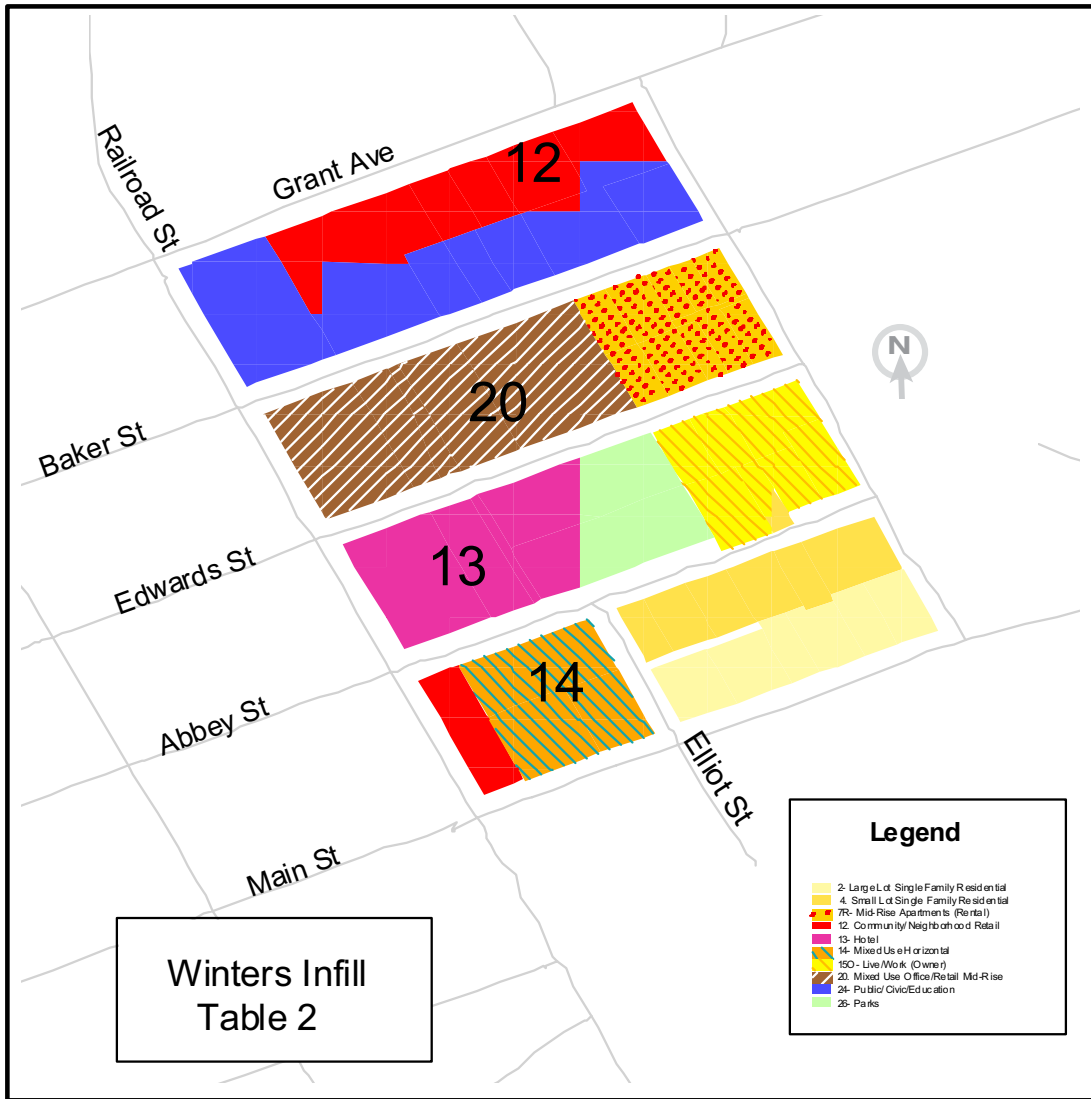
* See page two for more information

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TABLE 2

Winters Infill — Smart Growth Planning Scenario



Winters Infill
Table 2

Key Land Uses
Featured



12 Community /
Neighborhood Retail



13 Hotel



14 Mixed-Use Retail /
Residential Horizontal



20 Mixed-Use Retail /
Office Mid-Rise

Key Elements of Base Case

The participants at this table created a transit-oriented light rail hub at Grant Ave. and Railroad St. Mid-rise mixed-use, retail, and convenient parking border the transit station. Apartments and live/work housing are also nearby. Specific features of the plan include:

- Existing industrial use replaced by retail and office uses
- Hotel with restaurant
- Pedestrian paseo

Resulted in the following changes from base case:

- Capacity for 300 more employees
- Capacity for 50 more dwelling units
- Maintained land use mix at 6 employees per dwelling unit

PLACE'S Indicators

| | |
|---|------|
| Total Employees | 630 |
| Total Residents | 232 |
| Employees per Dwelling Unit | 5.57 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.99 |
| Change in Vehicle Miles Traveled per Household from Base Case* | -17% |

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DETAILED INDICATORS

Winters Infill — Smart Growth Planning Scenario

| | Base Case | Table 2 Smart Growth |
|---|-----------|-------------------------|
| Total Employees | 323 | 630 |
| Total Dwelling Units | 57 | 113 |
| Total Residents | 139 | 232 |
| Employees per Dwelling Unit | 5.7 | 5.6 |
| Retail Jobs | 71 | 331 |
| Office Jobs | 98 | 239 |
| Industrial Jobs | 126 | 0 |
| Public Jobs | 29 | 60 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.2 | 3.0 |

**Transportation PLACE³S Indicators
 Changes from Base Case***

| | Base Case | Table Smart Growth |
|--|-----------|-----------------------|
| Change in VT per Household | 0% | -6% |
| Change in VMT per Household | 0% | -17% |
| Change in VT per Retail Job | 0% | -32% |
| Change in VMT per Retail Job | 0% | -33% |
| Change in VT per Non-Retail Job | 0% | -23% |
| Change in VMT per Non-Retail Job | 0% | -44% |

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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