



Winters Greenfield — Smart Growth Planning Scenario

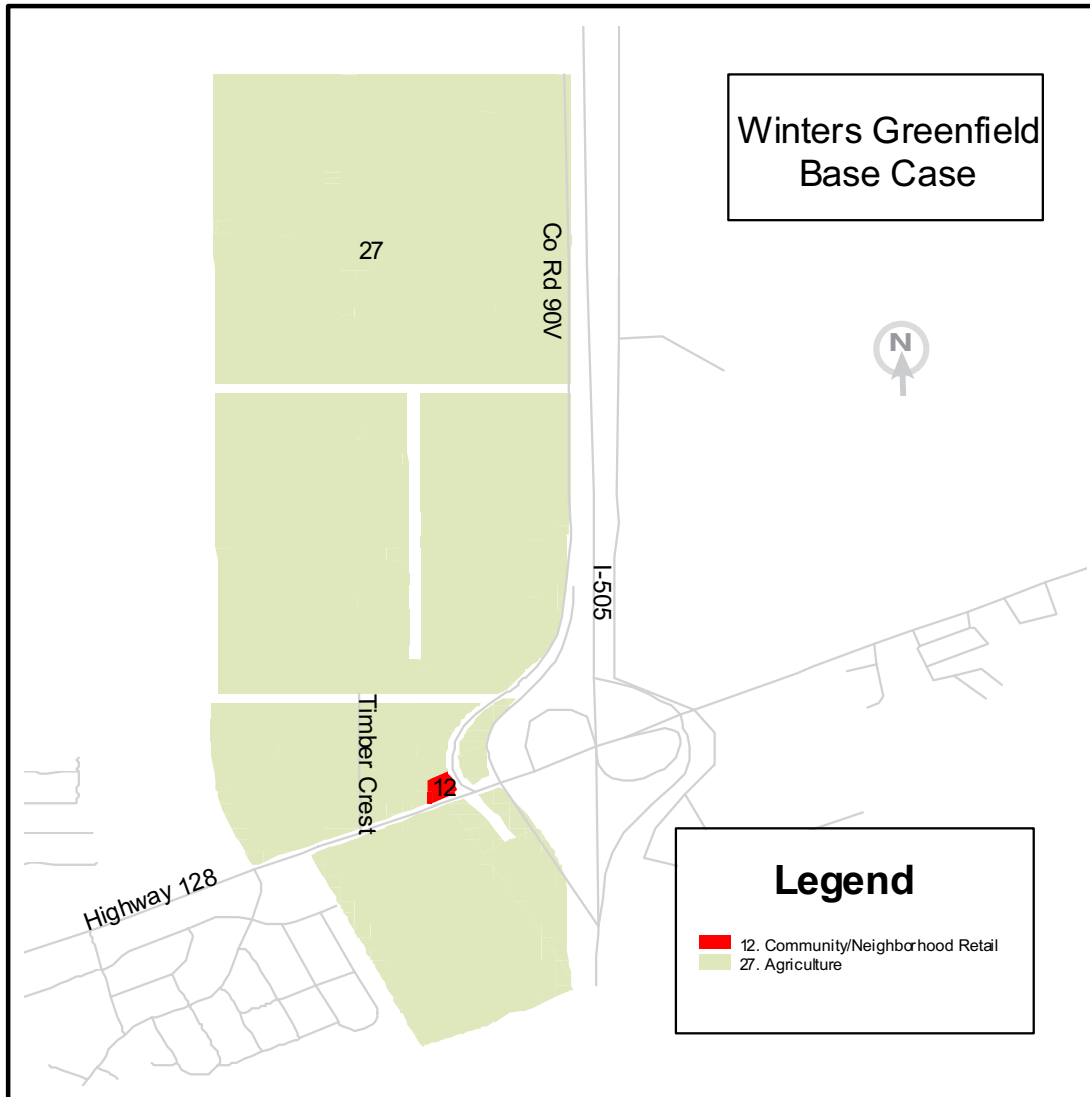
Key Land Uses Featured



12 Community / Neighborhood Retail



27 Agriculture



Key Elements of Base Case

This study area is a large, 382-acre tract of land northwest of the I-505 and Rt. 128 interchange. It contains mostly agricultural open space and a small amount of light industrial land. Specific features of the Base Case include:

- Near the northeast edge of downtown Winters
- Willow Canal cuts through and runs along the edge of study area
- Northern one half of study area is in a 100-year flood plain

PLACE³S Indicators

Total Employees	39
Total Residents	0
Employees per Dwelling Unit	0
Pedestrian Friendliness (1 = worst, 5 = best)	2
Change in Vehicle Miles Traveled per Household from Base Case*	0%

* See page two for more information

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	Base Case	Table 1 Smart Growth	Table 3 Smart Growth
Total Employees	39	98	6,085
Total Dwelling Units	0	0	0
Total Residents	0	0	0
Employees per Dwelling Unit	0	0	0
Retail Jobs	39	98	1,312
Office Jobs	0	0	3,402
Industrial Jobs	0	0	1,371
Public Jobs	0	0	0
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	2.0	2.3

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 3 Smart Growth
Change in VT per Household	0%	0%	0%
Change in VMT per Household	0%	0%	0%
Change in VT per Retail Job	0%	12%	-2%
Change in VMT per Retail Job	0%	10%	-2%
Change in VT per Non-Retail Job	0%	0%	-1%
Change in VMT per Non-Retail Job	0%	0%	-1%

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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