

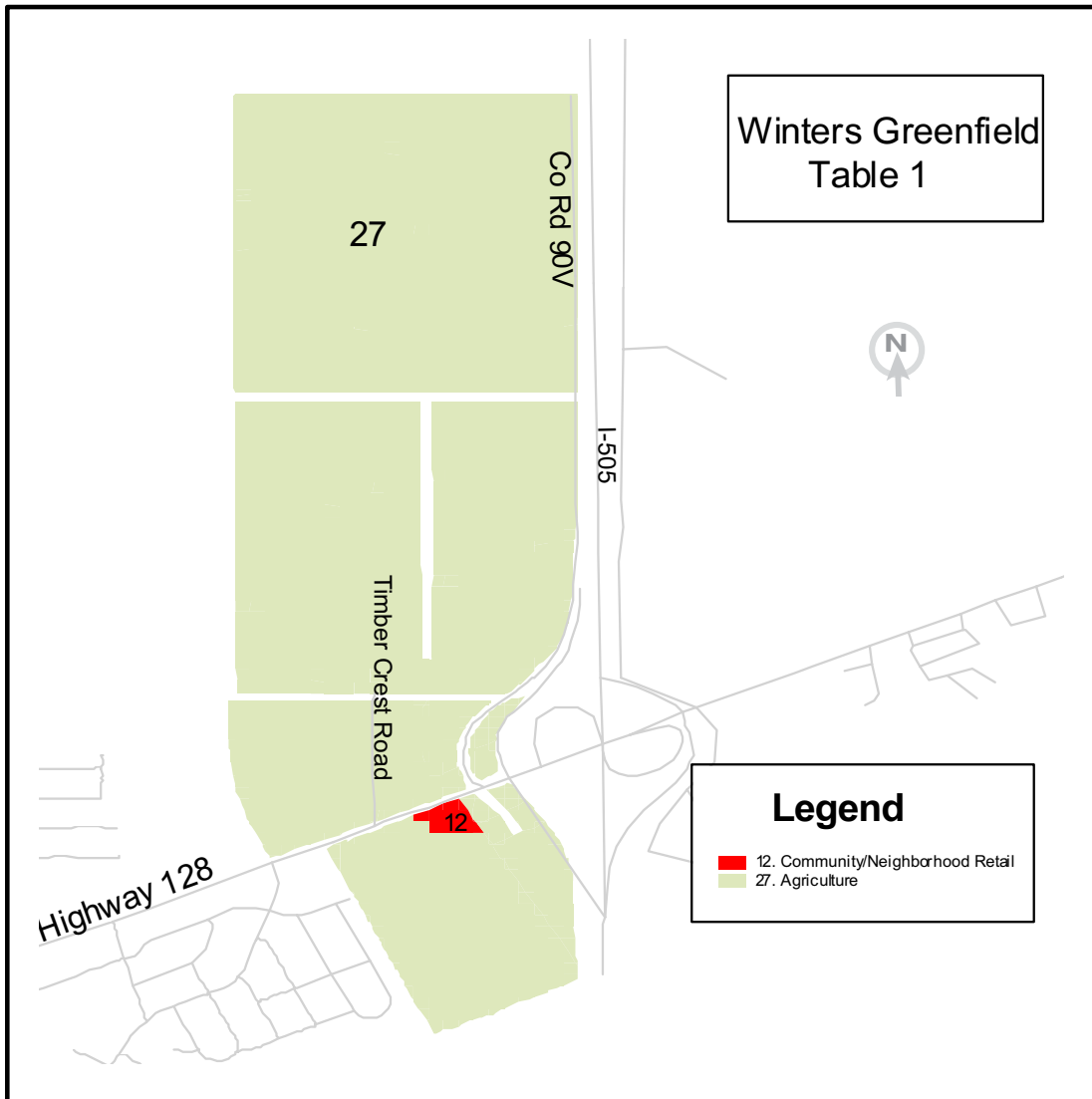
TABLE 1

Winters Greenfield — Smart Growth Planning Scenario

Key Land Uses Featured



27 Agriculture



Key Elements of Planning Scenario

The participants in this group chose, for the most part, to maintain the current conditions of the site. The portion south of Route 128 was changed from existing farming to an organic farming “CSA,” or Community-Supported Agricultural project. They also designated one acre for a retail produce stand.

Resulted in the following changes from Base Case:

- Capacity for 50 more employees
- Did not change capacity for dwelling units

PLACE³S Indicators

Total Employees	98
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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Winters Greenfield — Smart Growth Planning Scenario

	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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