



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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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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