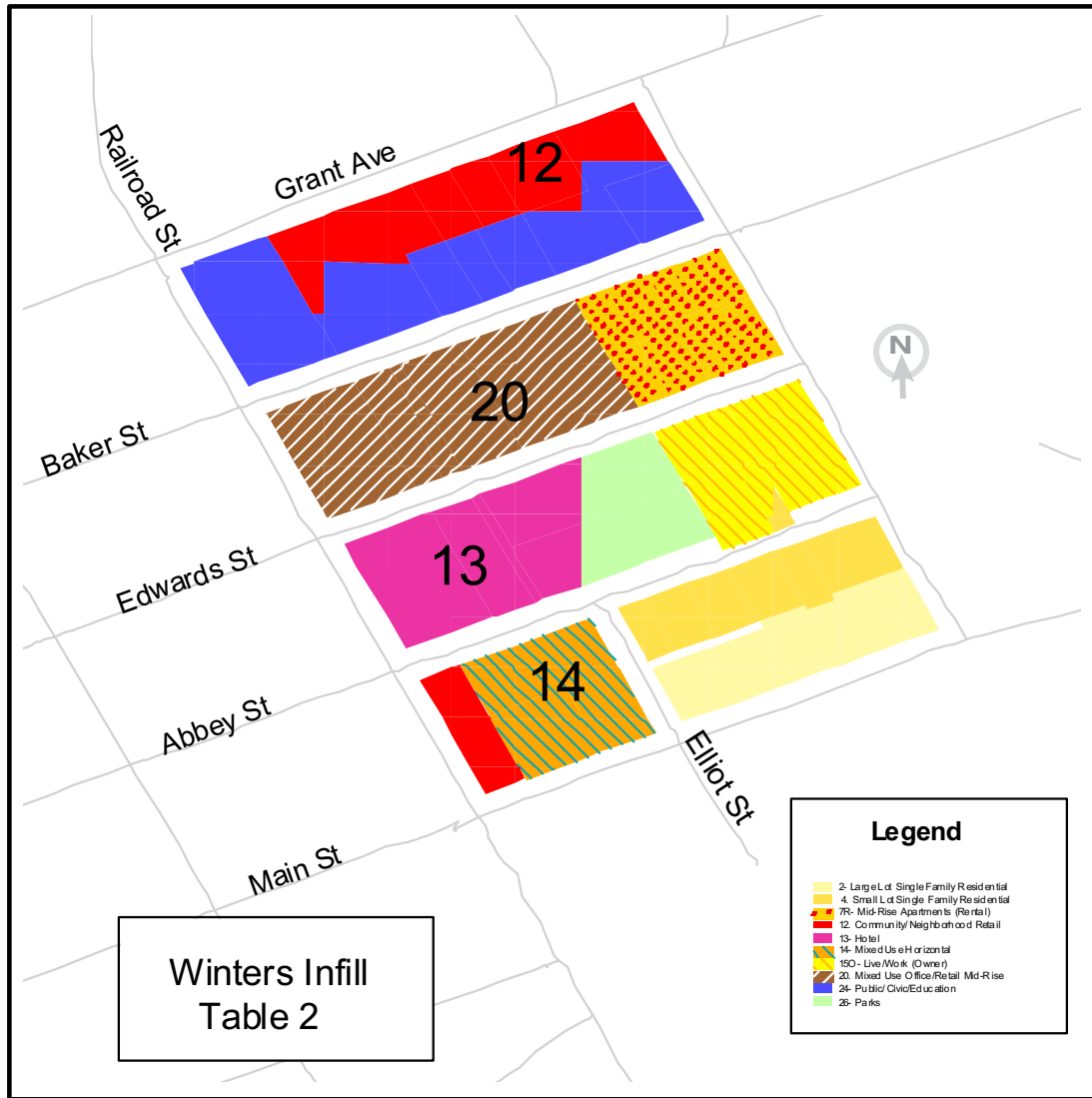


TABLE 2

Winters Infill — Smart Growth Planning Scenario



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%

\* 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 PLACE<sup>3</sup>S 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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