



Winters Greenfield — Smart Growth Planning Scenario

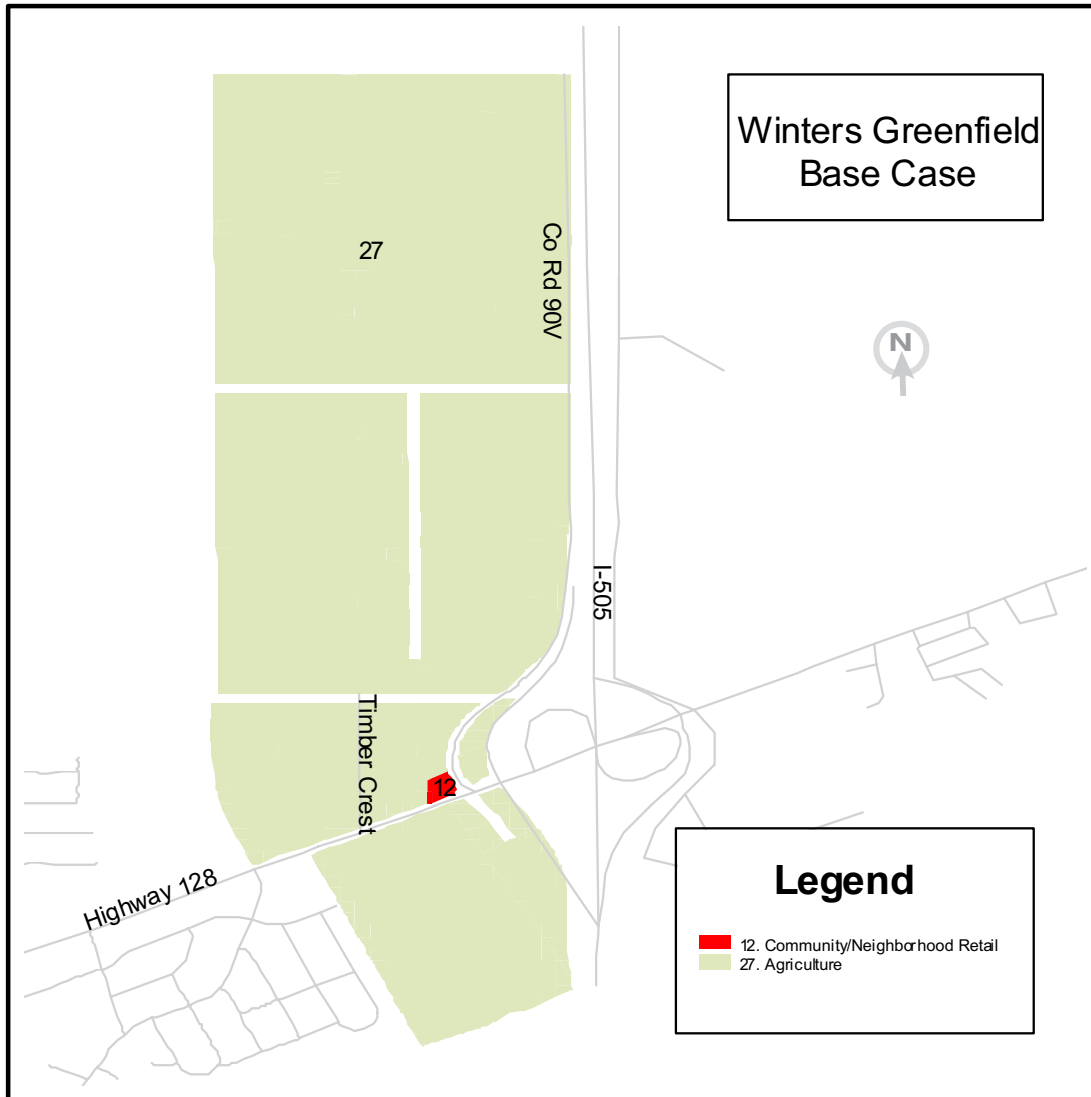
Key Land Uses Featured



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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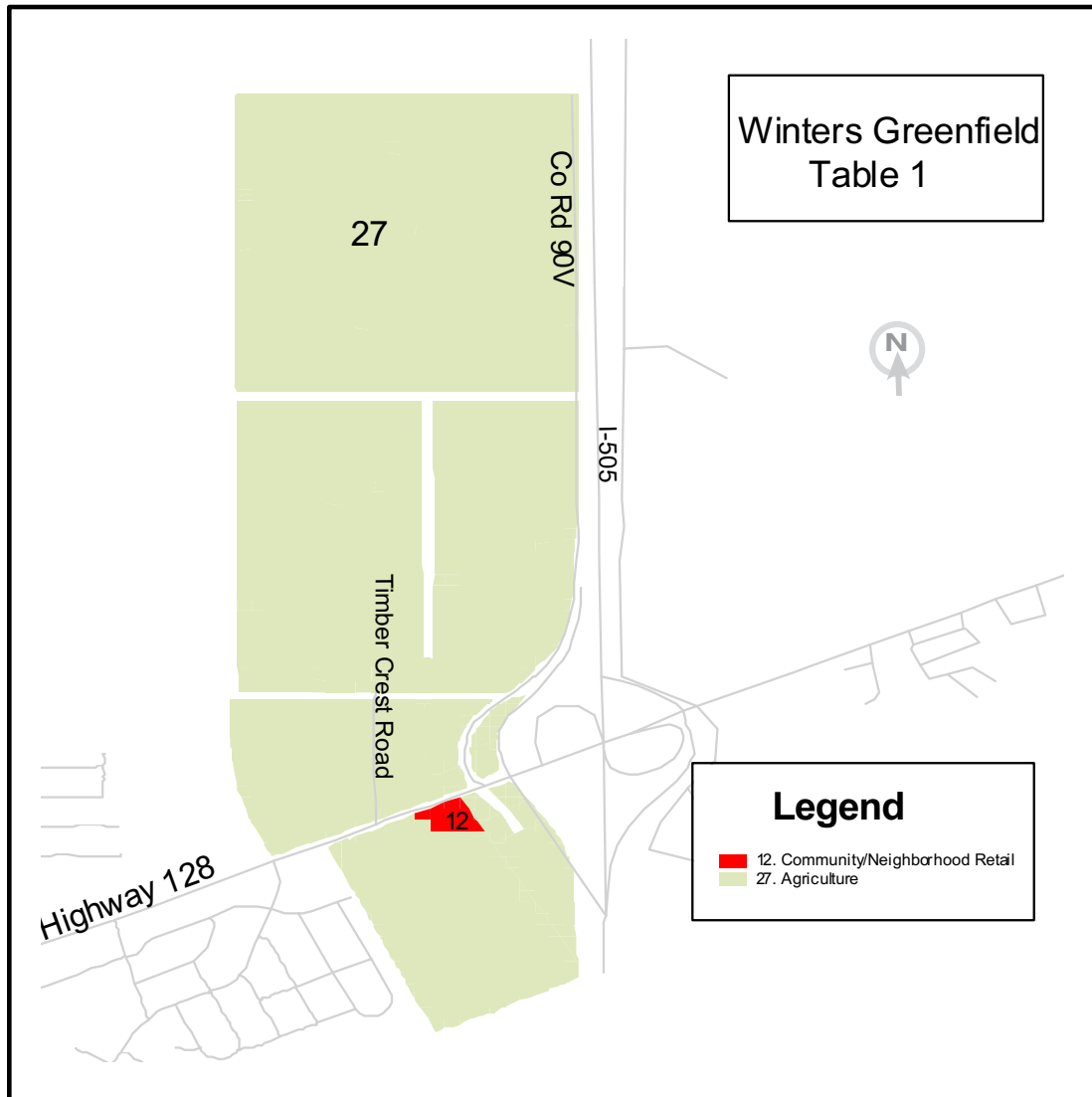
TABLE 1

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%

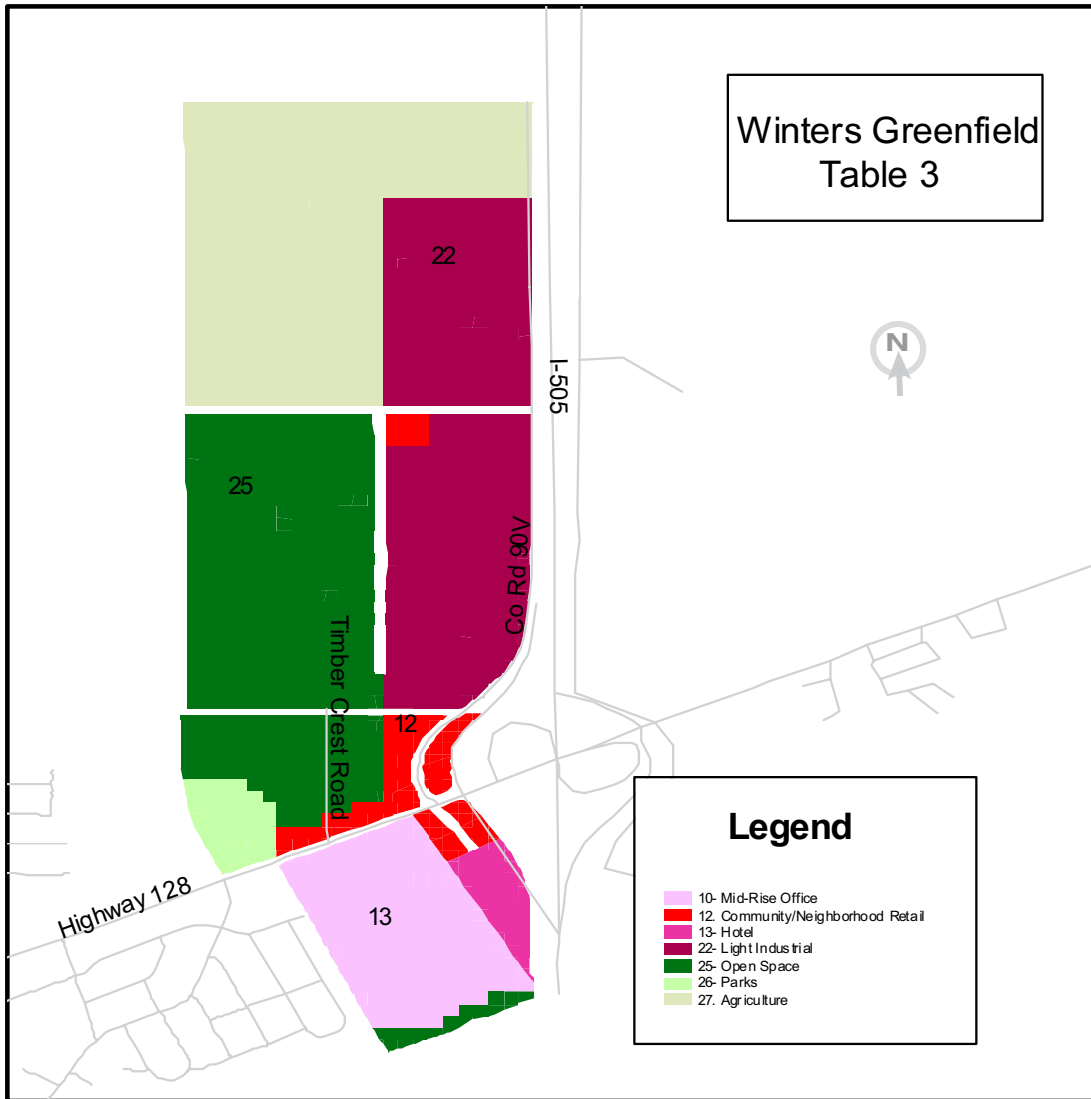
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TABLE 3

Winters Greenfield — Smart Growth Planning Scenario



Key Land Uses Featured



12 Community / Neighborhood Retail



13 Hotel



22 Light Industrial



25 Open Space

Key Elements of Planning Scenario

The citizens in this group sought to provide jobs by designing a light industrial food distribution facility, located along I-505, that they designated as their Community Design Candidate*. A bike trail system connects the project to the city of Winters. Specific features of the plan include:

- Large office with adjacent hotel south of Rt. 128
- Some open space and agricultural lands preserved
- Retail at Rt. 128 and Road 90a to serve as doorway to city
- Traffic calming throughout the study area
- Large park at East Main St. and Rt. 128

Resulted in the following changes from base case:

- Capacity for 6,000 more employees
- No change in capacity for new dwelling units

*A Community Design Candidate is a project suggested by participants for competition in the SACOG Community Design Grant Program. This program will provide incentives for creating communities in the Sacramento region that foster walking, biking, and transit trips instead of driving. For more information, visit www.sacog.org.

PLACE³S Indicators

Total Employees	6,085
Total Residents	0
Employees per Dwelling Unit	0
Pedestrian Friendliness (1 = worst, 5 = best)	2.29
Change in Vehicle Miles Traveled per Household from Base Case*	0%

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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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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

Legend

- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 6(R) Low-Rise Apartments (Rental)
- 12- Community/Neighborhood Retail
- 22- Light Industrial
- 24- Public/Civic/Education

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%

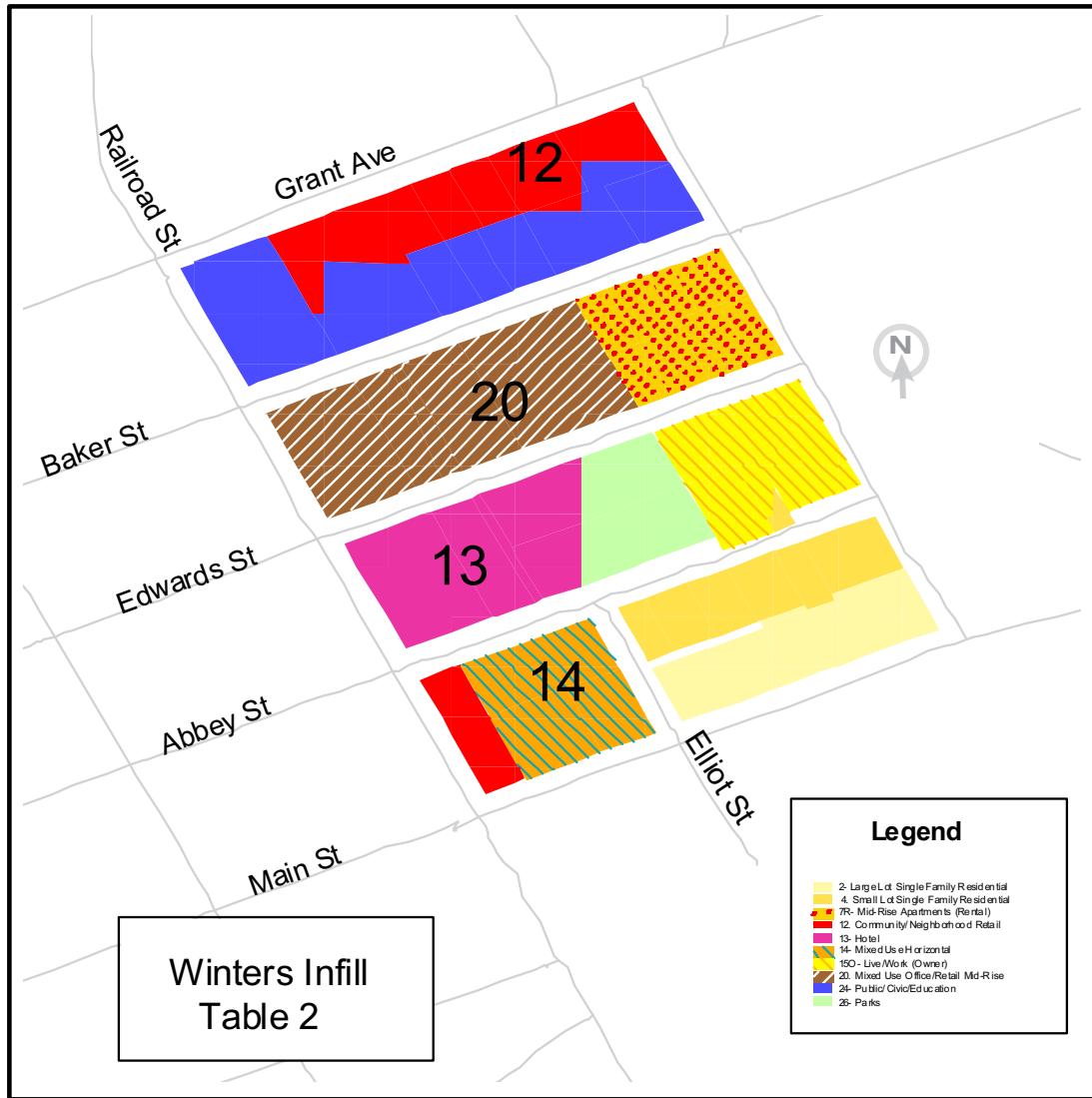
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TABLE 2

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

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