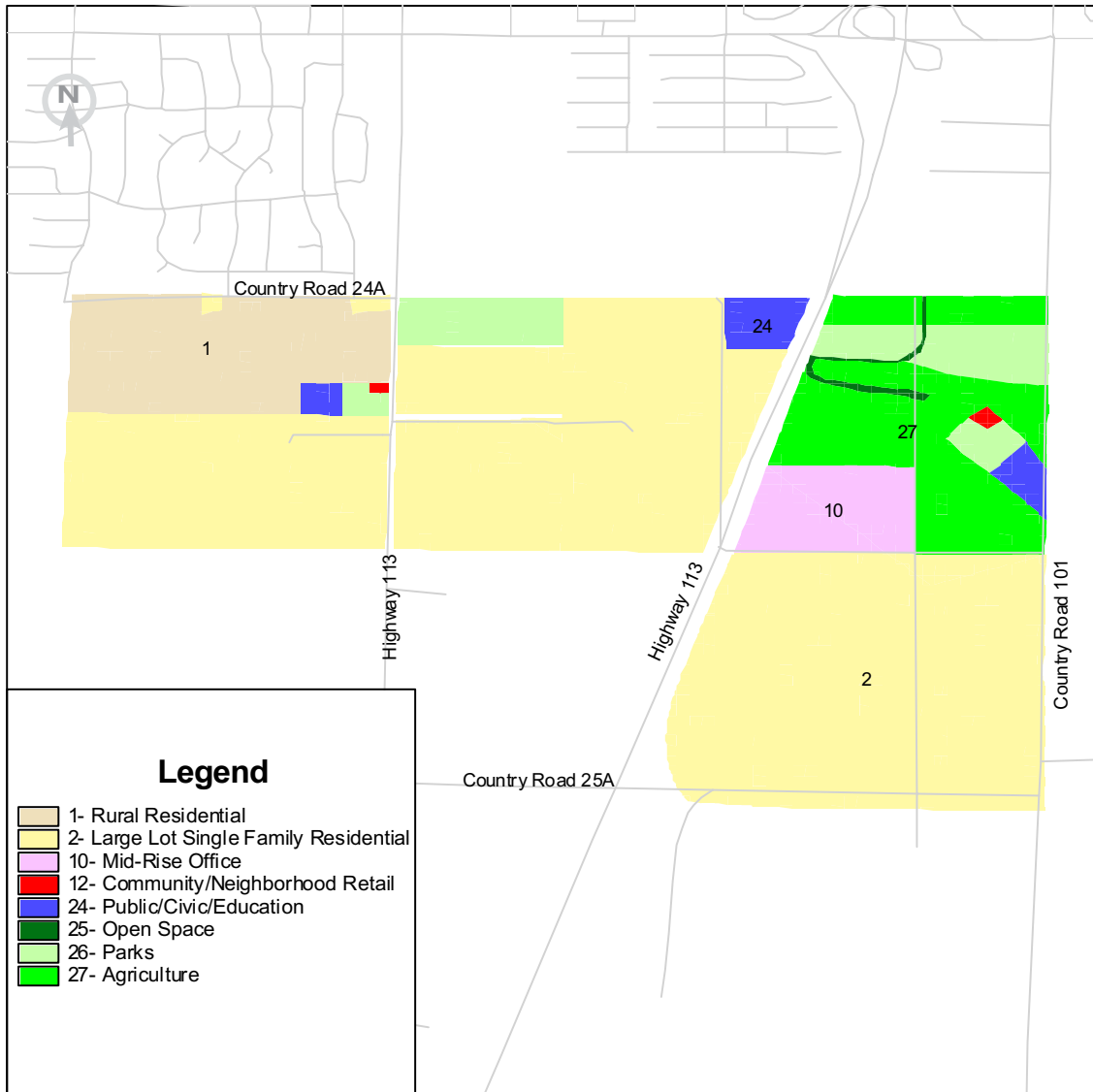


Woodland Greenfield



Key Land Uses Featured



1 Rural Residential



24 Public/Civic/Education



27 Agricultural



10 Mid-Rise Office



2 Large Lot Single Family Residential

Key Elements of the Base Case

This site was designated in 1996 as a future growth area, but the 561 acres of land is still mostly undeveloped. The study area is zoned for medium lot and rural residential housing with scattered schools placed adjacent to parks. Specific features of the base case include:

- City purchased land in the north for a park
- Office and agricultural zoning in the northeast section
- Rt. 113 runs through the middle of the study area

PLACE³S Indicators

Total Employees	1,815
Total Residents	4,695
Employees per Dwelling Unit	1.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Woodland Greenfield Detailed Indicators for more information*

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DETAILED INDICATORS

Woodland Greenfield

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Total Employees	1,815	3,613	7,871	3,867	6,992
Total Dwelling Units	1,707	2,736	6,555	6,402	4,002
Total Residents	4,695	6,899	14,757	13,534	9,037
Employees per Dwelling Unit	1.1	1.3	1.2	0.6	1.8
Retail Jobs	141	1,310	3,285	2,149	4,419
Office Jobs	1,404	2,017	4,295	1,469	2,163
Industrial Jobs	0	42	0	130	0
Public Jobs	270	242	291	118	410
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	2.2	2.8	2.6	2.4

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth
Change in VT per Household	0%	-7%	-19%	-23%	-19%
Change in VMT per Household	0%	-24%	-41%	-34%	-38%
Change in VT per Retail Job	0%	-13%	-23%	-19%	-19%
Change in VMT per Retail Job	0%	-23%	-40%	-39%	-40%
Change in VT per Non-Retail Job	0%	-40%	-55%	-42%	-52%
Change in VMT per Non-Retail Job	0%	-28%	-55%	-51%	-41%

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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