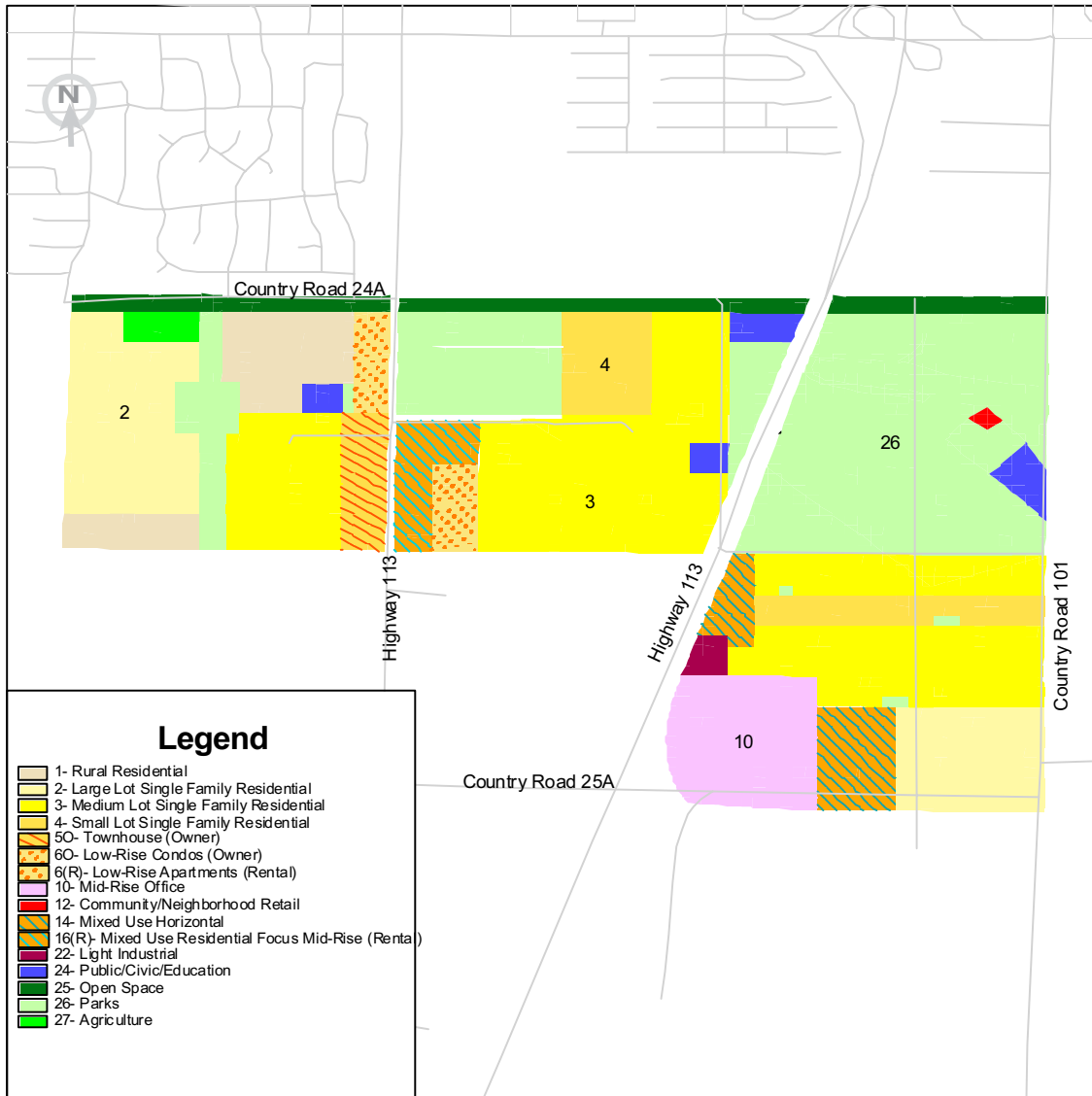


TABLE 1

Woodland Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



4 Small Lot Single Family Residential



2 Large Lot Single Family Residential



26 Parks



3 Medium Lot Single Family Residential



10 Mid-Rise Office

**Key Elements of Planning Scenario**

Participants focused on providing senior housing and retail space next to a park. Specific features of the plan include:

- Greenbelt with water feature located along northern boundary
- Organic farm to preserve the agricultural tradition in Woodland
- Transit to UC Davis provided by trolley located along existing Yolo Short Line
- A large sports park
- Several smaller parks scattered throughout the site

Resulted in the following changes from the base case:

- Capacity for 1,800 more employees
- Capacity for 1,100 more dwelling units
- Maintained the land use mix at 1 employee per dwelling unit

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

|   |       |
|---|-------|
| Total Employees .....   | 3,613 |
| Total Residents .....   | 6,899 |
| Employees per Dwelling Unit .....                                       | 1.3   |
| Pedestrian Friendliness<br>(1 = worst, 5 = best) .....                  | 2.2   |
| Change in Vehicle Miles Traveled<br>per Household from Base Case* ..... | -24%  |

*\*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<br>(1 = worst, 5 = best) ..... | 2.0       | 2.2                  | 2.8                  | 2.6                  | 2.4                  |

### Transportation PLACE<sup>3</sup>S 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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