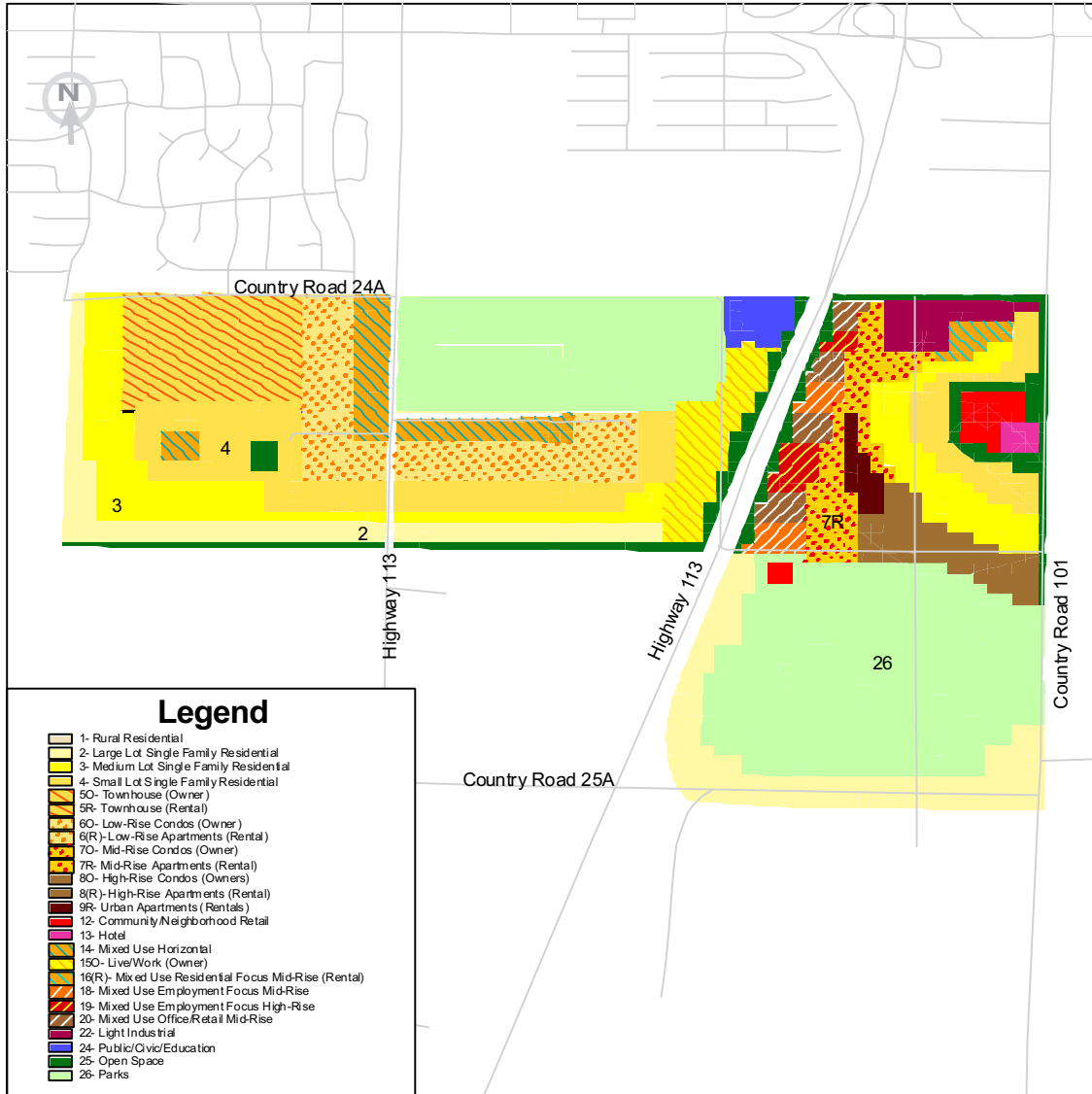


TABLE 3

Woodland Greenfield— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



3 Medium Lot Single Family Residential



7 Mid-Rise Condos



2 Large Lot Single Family Residential



26 Parks

Key Elements of Planning Scenario

Participants used a sports park as a focal point. Mixed-use residential units surround the park, with a concentric pattern of development grading towards single-family homes. Specific features of the plan include:

- Greenspace buffer between site and surrounding farms, and along Rt. 113
- Golf course surrounded by large lot, single-family homes in southwest
- Mixed-use office/retail mid-rise development along Rt. 113
- High-rise condos provide viewshed overlooking golf course

Resulted in the following changes from the base case:

- Capacity for 2,100 more employees
- Capacity for 4,700 more dwelling units
- Changed land use mix from 1 to 0 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,867
Total Residents	13,534
Employees per Dwelling Unit	0.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.6
Change in Vehicle Miles Traveled per Household from Base Case*	-34%

*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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