

Woodland Greenfield— Smart Growth Scenario



Key Land Uses Featured



26 Parks



16 Mixed-Use Residential Focus Mid-Rise



5 Townhouse



1 Rural Residential



27 Agricultural

Key Elements of Planning Scenario

Citizens focused on creating two circular town centers in the area west of Rt. 113. Specific features of the plan include:

- Core of town centers are connected to parks via open space corridors
- Retail space at core of the town centers
- Mixed-use residential units, small lot single-family houses, and townhouses surround town centers.
- Rural residential homes bordered by farmland located in the southeast

Resulted in the following changes from the base case:

- Capacity for 5,200 more employees
- Capacity for 2,300 more dwelling units
- Changed land use mix from 1 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,992
Total Residents	9,037
Employees per Dwelling Unit	1.8
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	-38%

**See Woodland Greenfield Detailed Indicators for more information*

1415 L Street
 Suite 300
 Sacramento, CA
 95814

tel: 916.321.9000
 fax: 916.321.9551
 tdd: 916.321.9550
 www.sacog.org

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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