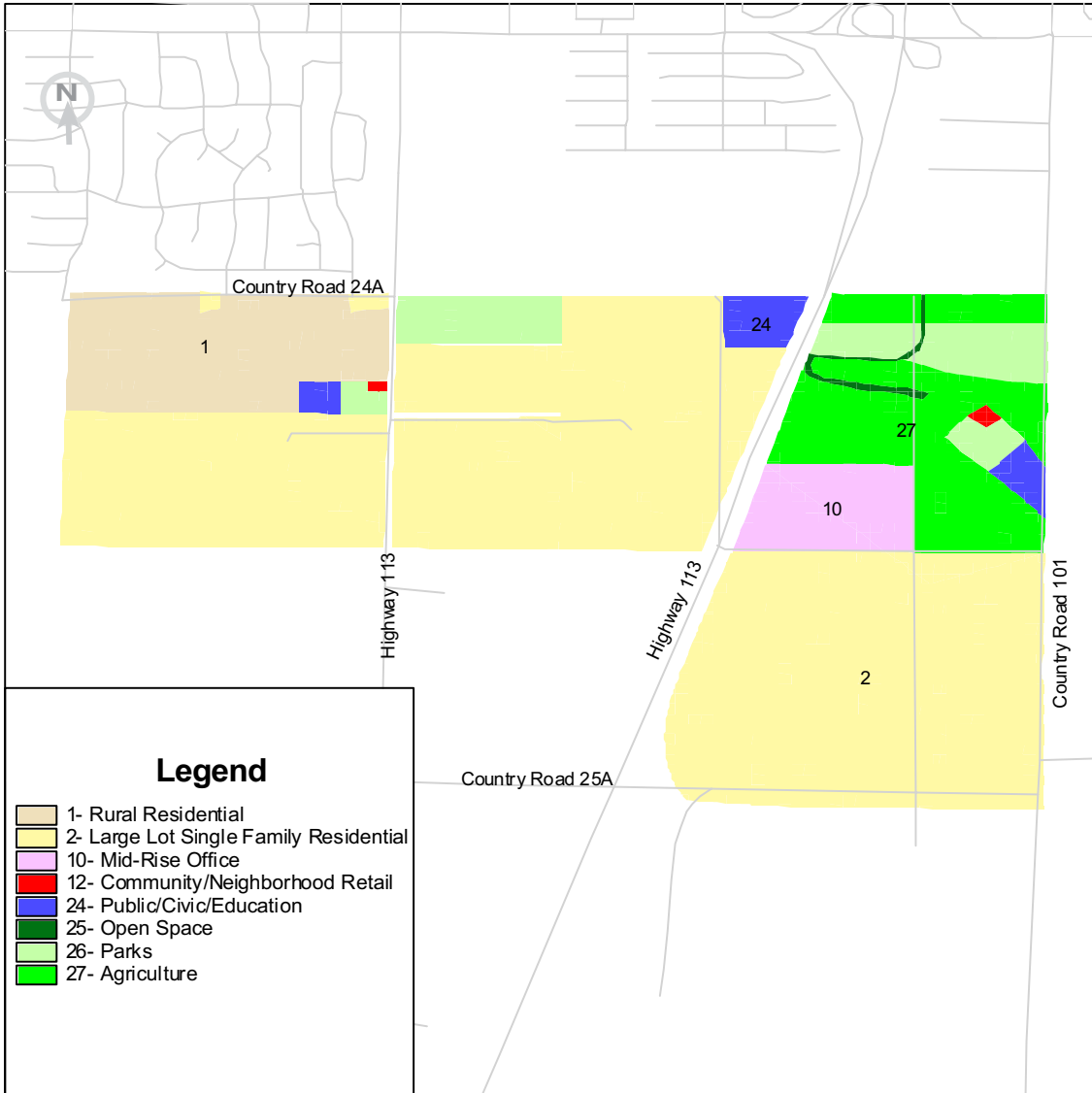


Woodland Greenfield



**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

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

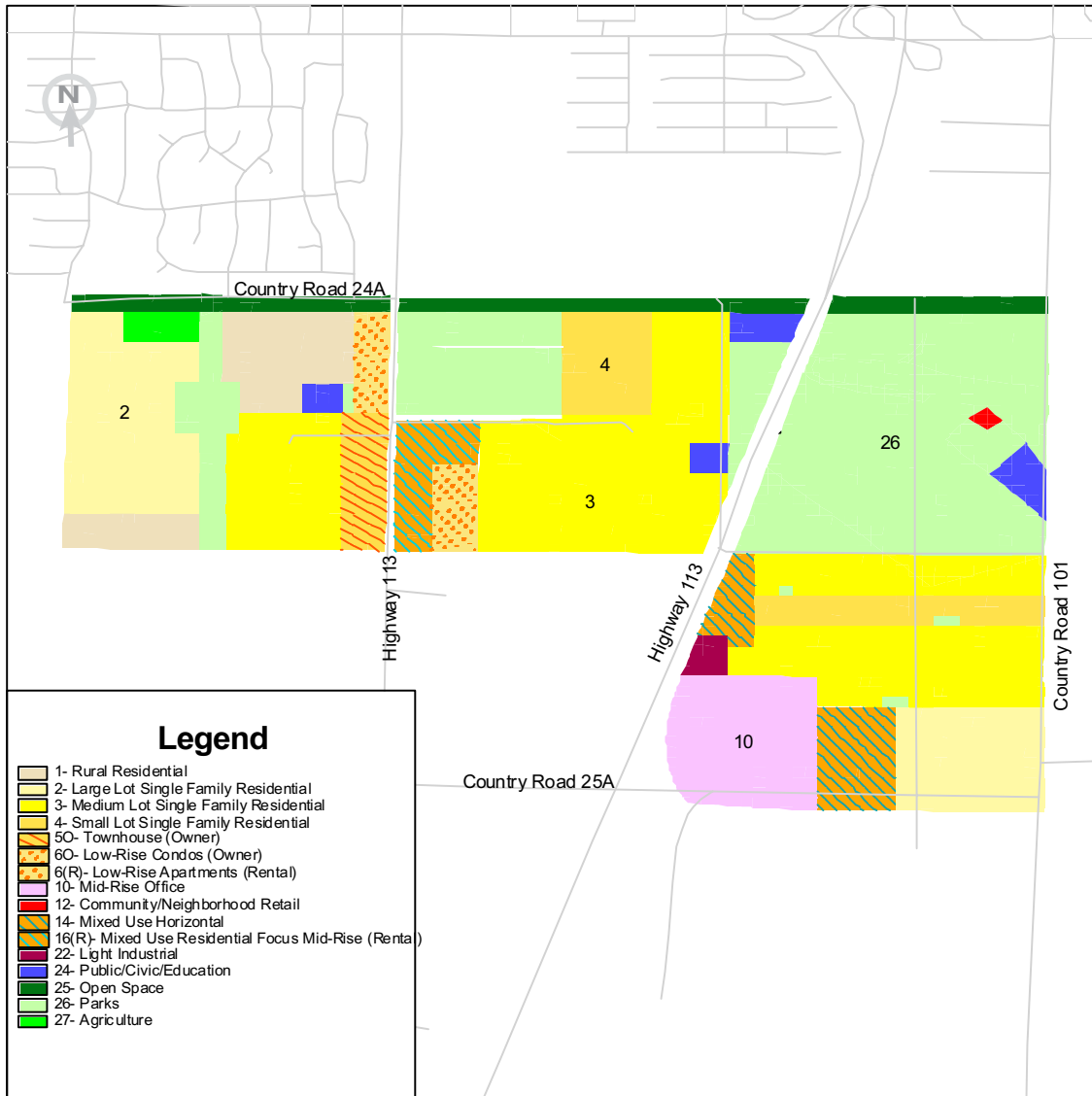
*\*See Woodland Greenfield Detailed Indicators for more information*

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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 (1 = worst, 5 = best) .....	2.2
Change in Vehicle Miles Traveled per Household from Base Case* .....	-24%

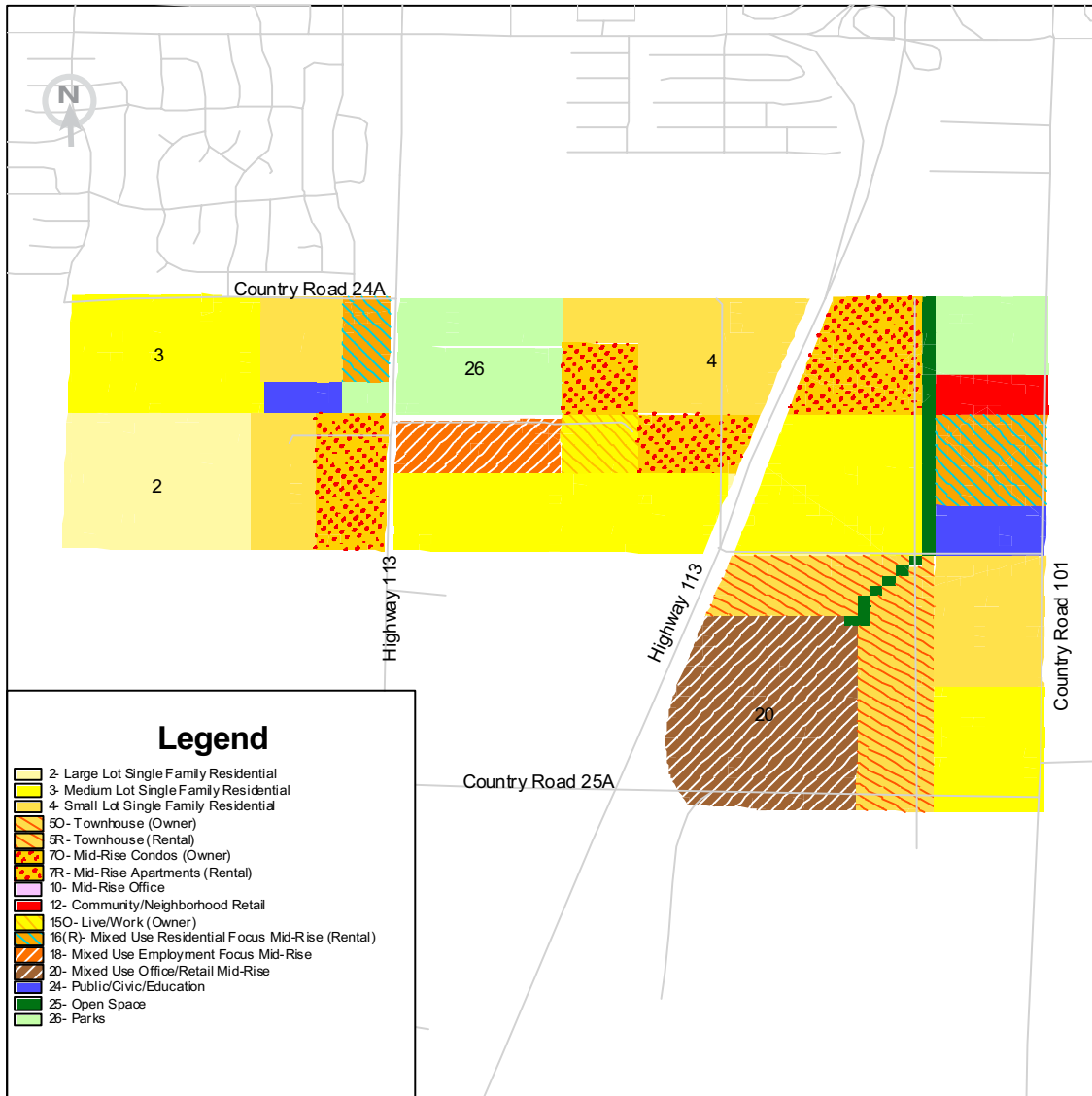
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TABLE 2

Woodland Greenfield— Smart Growth Scenario



**Key Land Uses Featured**



**3** Medium Lot Single Family Residential



**26** Parks



**4** Small Lot Single Family Residential



**2** Large Lot Single Family Residential



**20** Mixed-Use Retail/ Office Mid-Rise

**Legend**

- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 50- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 70- Mid-Rise Condos (Owner)
- 7R- Mid-Rise Apartments (Rental)
- 10- Mid-Rise Office
- 12- Community/Neighborhood Retail
- 15O- Live/Work (Owner)
- 16(R)- Mixed Use Residential Focus Mid-Rise (Rental)
- 18- Mixed Use Employment Focus Mid-Rise
- 20- Mixed Use Office/Retail Mid-Rise
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

**Key Elements of Planning Scenario**

Citizens focused on developing two units separated by Rt. 113. Both units feature a school and park as the focal point. Specific features of the plan include:

- Business and research park in southeastern section
- Greenbelt
- Bike/pedestrian overpass
- School and park complex
- Expressway in south

Resulted in the following changes from the base case:

- Capacity for 6,100 more employees
- Capacity for 4,900 more dwelling units
- Maintained land use mix at 1 employee per dwelling unit

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

Total Employees .....	7,871
Total Residents .....	14,757
Employees per Dwelling Unit .....	1.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-41%

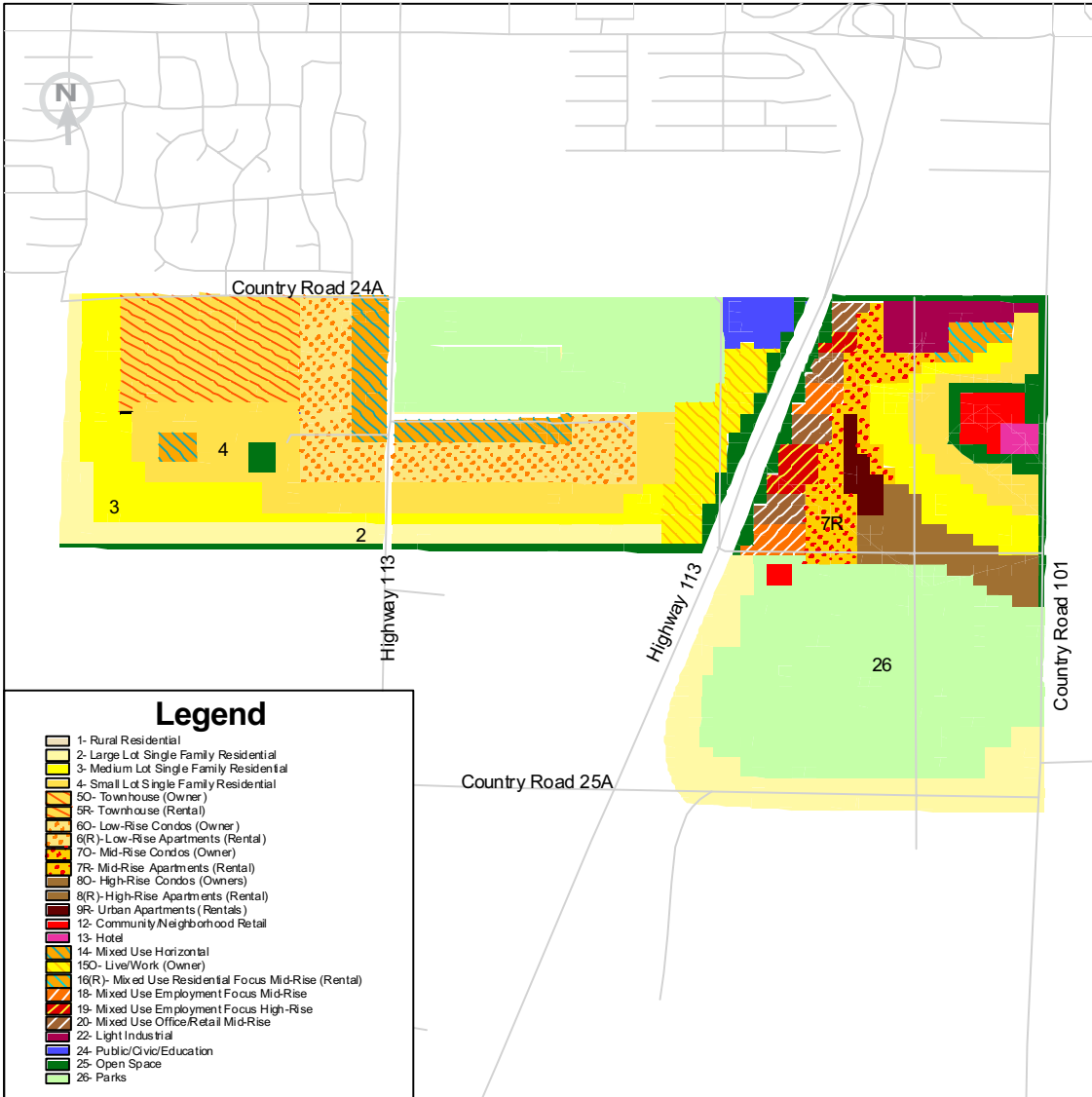
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TABLE 3

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

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

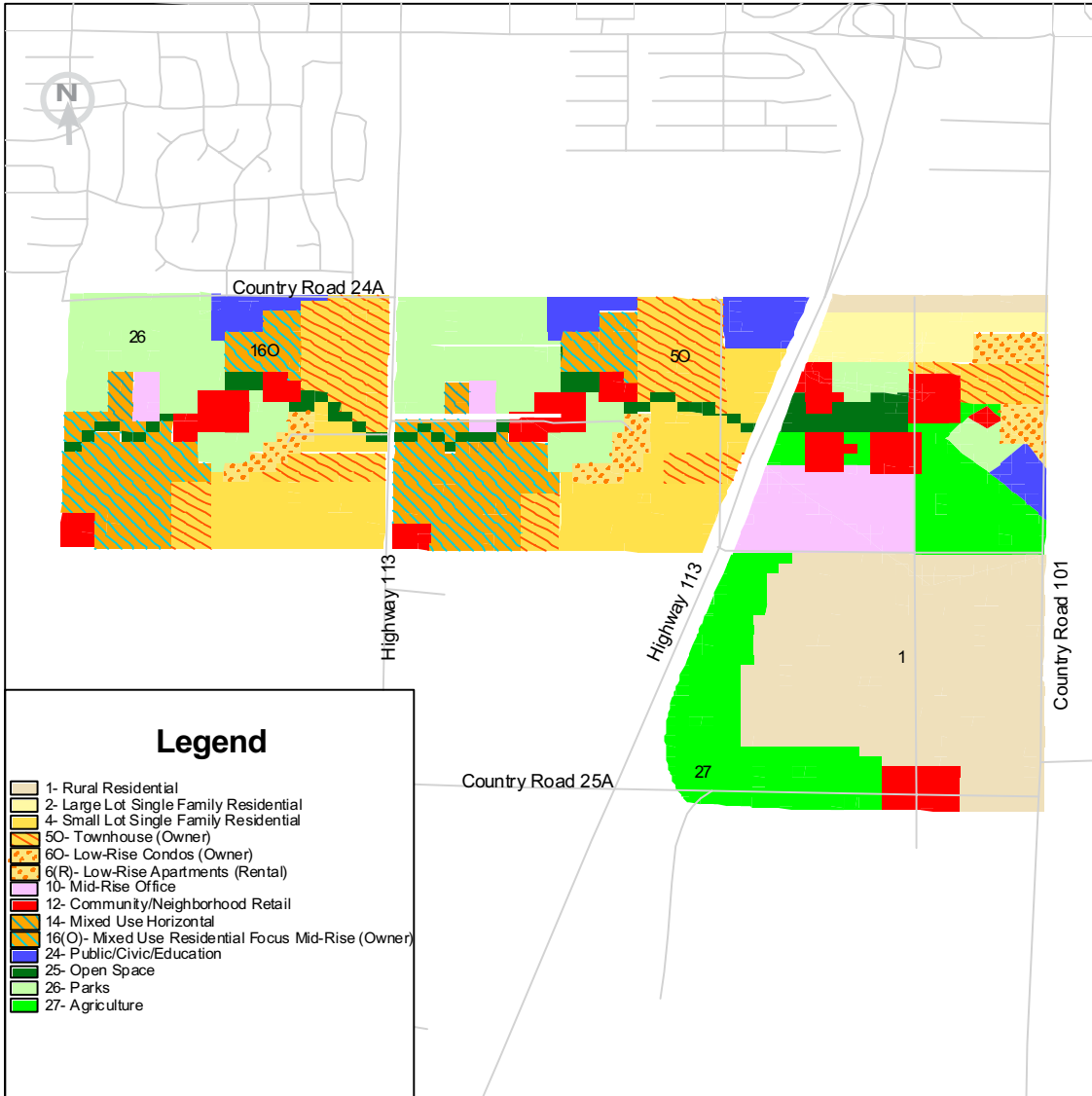
Total Employees .....	3,867
Total Residents .....	13,534
Employees per Dwelling Unit .....	0.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.6
Change in Vehicle Miles Traveled per Household from Base Case* .....	-34%

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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

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

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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 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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