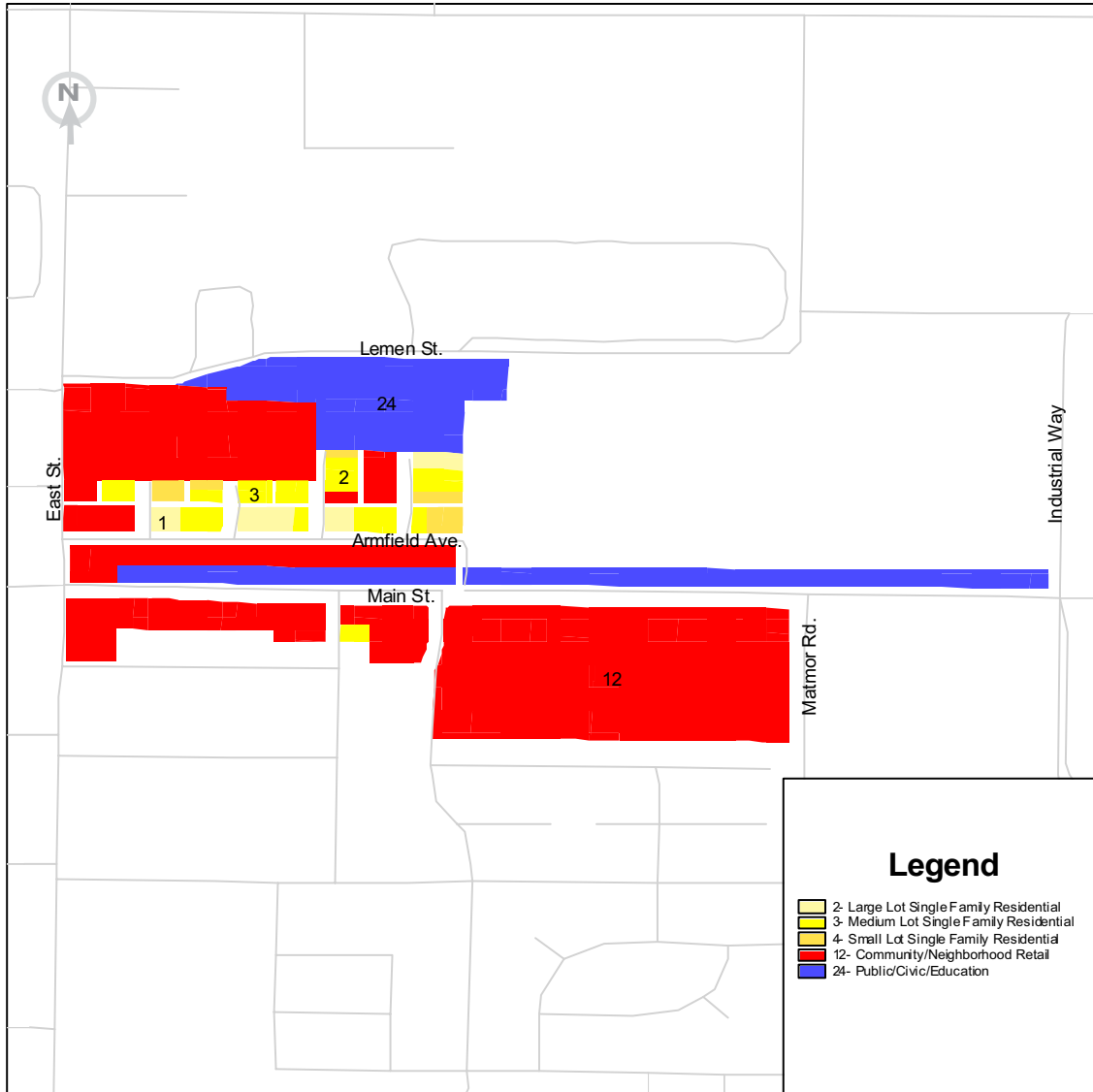


Woodland Armfield Avenue



Key Land Uses Featured



24 Public/Civic/Education



2 Large Lot Single Family Residential



3 Medium Lot Single Family Residential



1 Rural Residential



12 Community/Neighborhood Retail

Key Elements of the Base Case

This site has a key location because of its close proximity to downtown, I-5 and Rt. 113. The land uses are retail and public/civic on East Main St. There are also 36 units of small, medium, and large lot single-family housing north of East Main St. Specific features of the base case include:

- Potential for redevelopment in the south, specifically the Kmart site
- Railroad line that could be relocated
- Plausible site for a Woodland transit hub
- Affordable housing issues
- 55 acres

PLACE³S Indicators

Total Employees	1,961
Total Residents	99
Employees per Dwelling Unit	54.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.3
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Woodland Armfield Avenue 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 Armfield Avenue

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Total Employees	1,961	2,053	1,662	1,699	1,920
Total Dwelling Units	36	423	359	354	386
Total Residents	99	838	659	679	733
Employees per Dwelling Unit	54.6	4.9	4.6	4.8	5.0
Retail Jobs	1,705	1,141	1,179	1,119	1,121
Office Jobs	0	743	410	568	655
Industrial Jobs	0	0	0	0	0
Public Jobs	256	168	73	13	144
Pedestrian Friendliness (1 = worst, 5 = best)	2.3	3.2	2.9	2.9	3.2

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Change in VT per Household	0%	-18%	-20%	-20%	-19%
Change in VMT per Household	0%	-31%	-30%	-26%	-26%
Change in VT per Retail Job	0%	-26%	-31%	-32%	-32%
Change in VMT per Retail Job	0%	-33%	-38%	-41%	-41%
Change in VT per Non-Retail Job	0%	-9%	-21%	-12%	-13%
Change in VMT per Non-Retail Job	0%	-18%	-45%	-19%	-27%

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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