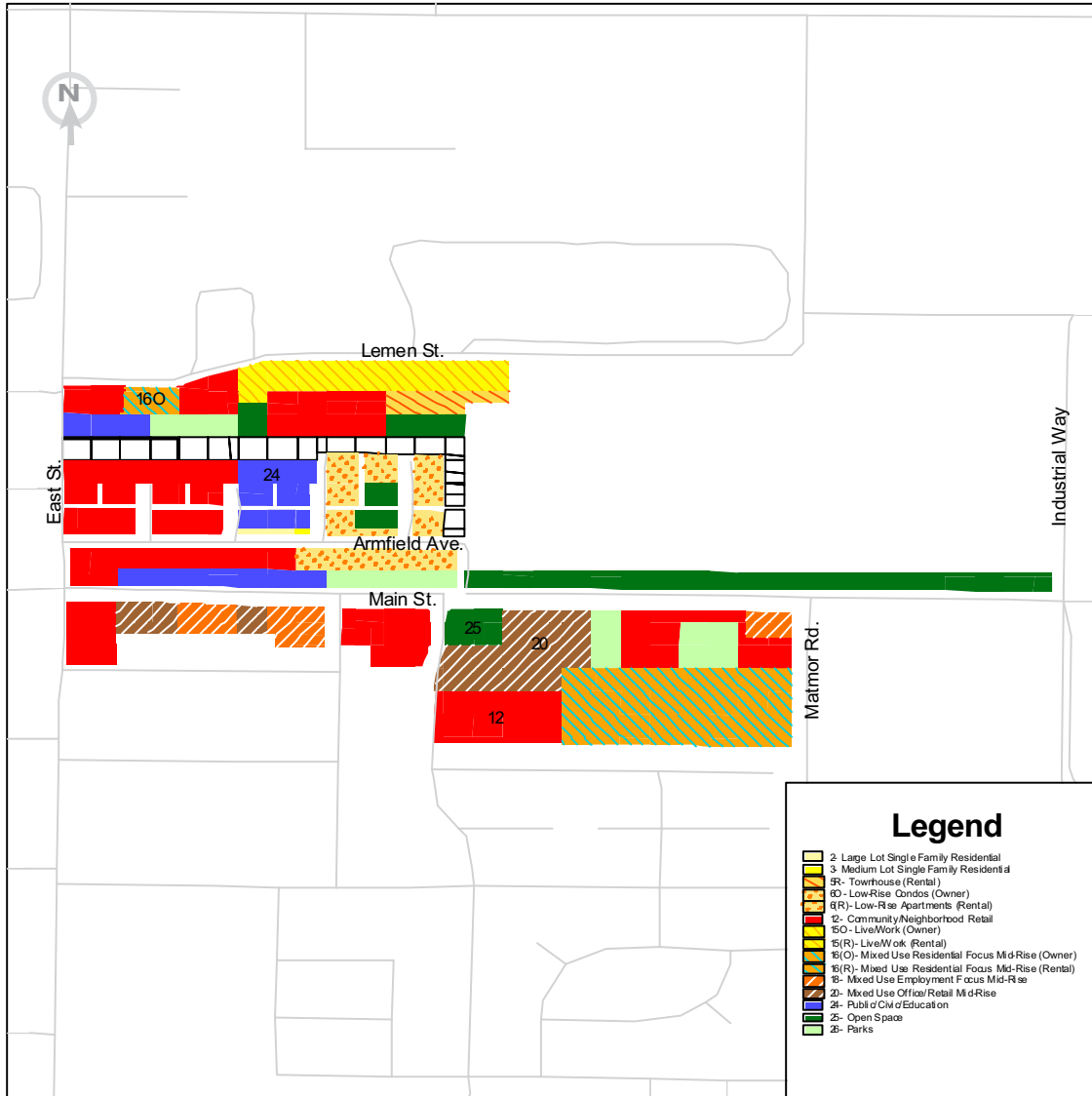


TABLE 6

Woodland Armfield Avenue— Smart Growth Scenario



Key Land Uses Featured



16 Mixed-Use Residential Focus Mid-Rise



24 Public/Civic/Education



25 Open Space



20 Mixed-Use Retail/Office Mid-Rise



12 Community/Neighborhood Retail

Key Elements of Planning Scenario

Citizens converted the site to match the look of downtown Woodland, so that the area would function as a gateway to downtown Woodland. Specific features of the plan include:

- Railroad museum
- Pedestrian friendly design emphasized
- Kmart converted to mixed-use office/retail town center
- Open space area with a park

Resulted in the following changes from the base case:

- Capacity for 300 fewer employees
- Capacity for 300 more dwelling units
- Improved land use mix from 55 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,662
Total Residents	659
Employees per Dwelling Unit	4.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled per Household from Base Case*	-30%

*See Woodland Armfield Avenue Detailed Indicators for more information

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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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