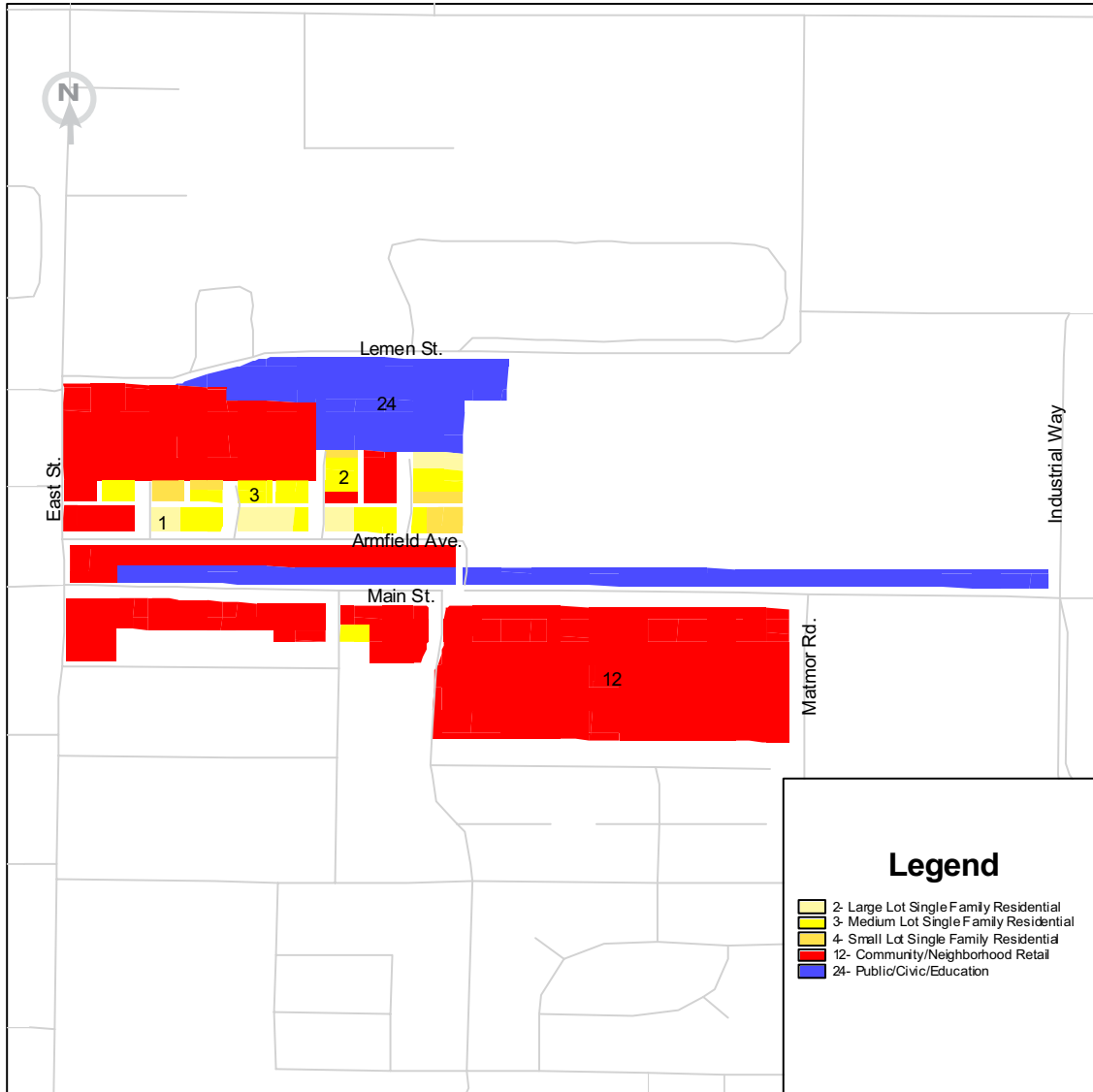


Woodland Armfield Avenue



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%

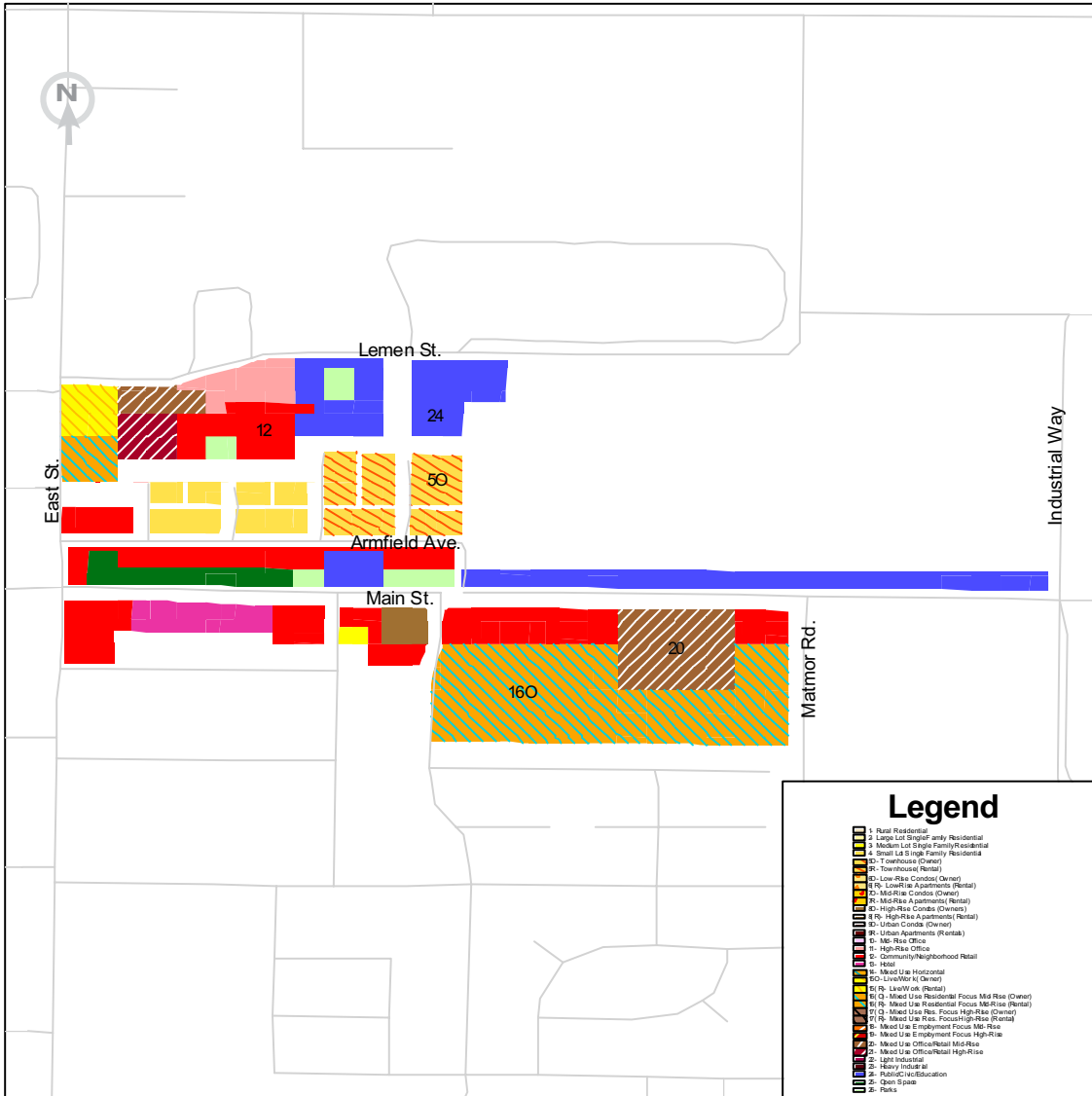
**See Woodland Armfield Avenue Detailed Indicators for more information*

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TABLE 5

Woodland Armfield Avenue— Smart Growth Scenario



Key Land Uses Featured



24 Public/Civic/Education



12 Community/Neighborhood Retail



5 Townhouse



20 Mixed-Use Retail/Office Mid-Rise



16 Mixed-Use Residential Focus Mid-Rise

Key Elements of Planning Scenario

Participants focused on developing area between Lemen St. and Armfield St. using a mix of parks, small lot single-family houses, and mixed-use residential development. Specific features of the plan include:

- Commuter train depot
- Mixed-use development on Main St.
- Short-rail stays

Resulted in the following changes from the base case:

- Capacity for 100 more employees
- Capacity for 400 more dwelling units
- Improved land use mix from 55 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	2,053
Total Residents	838
Employees per Dwelling Unit	4.9
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-31%

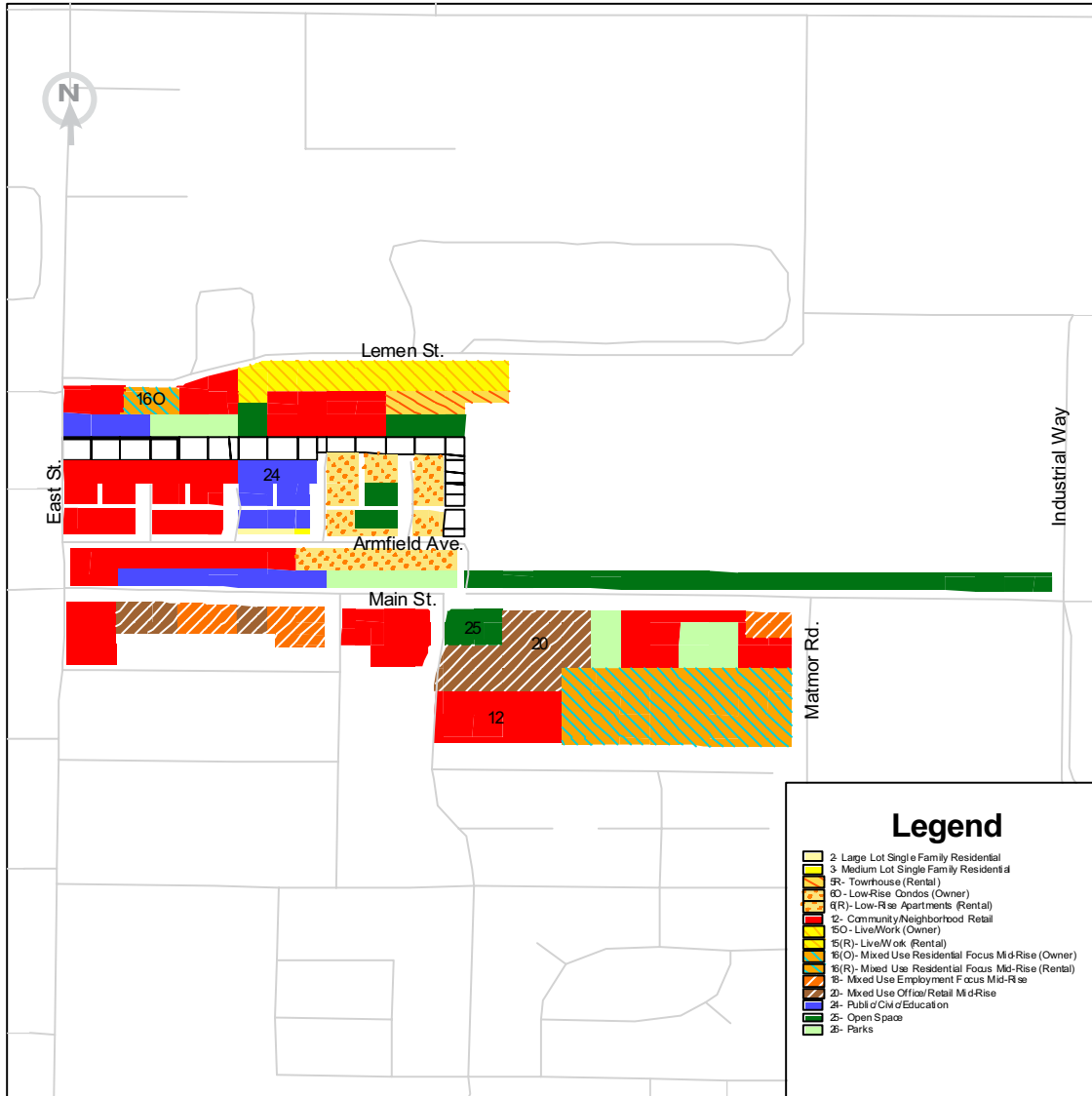
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TABLE 6

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%

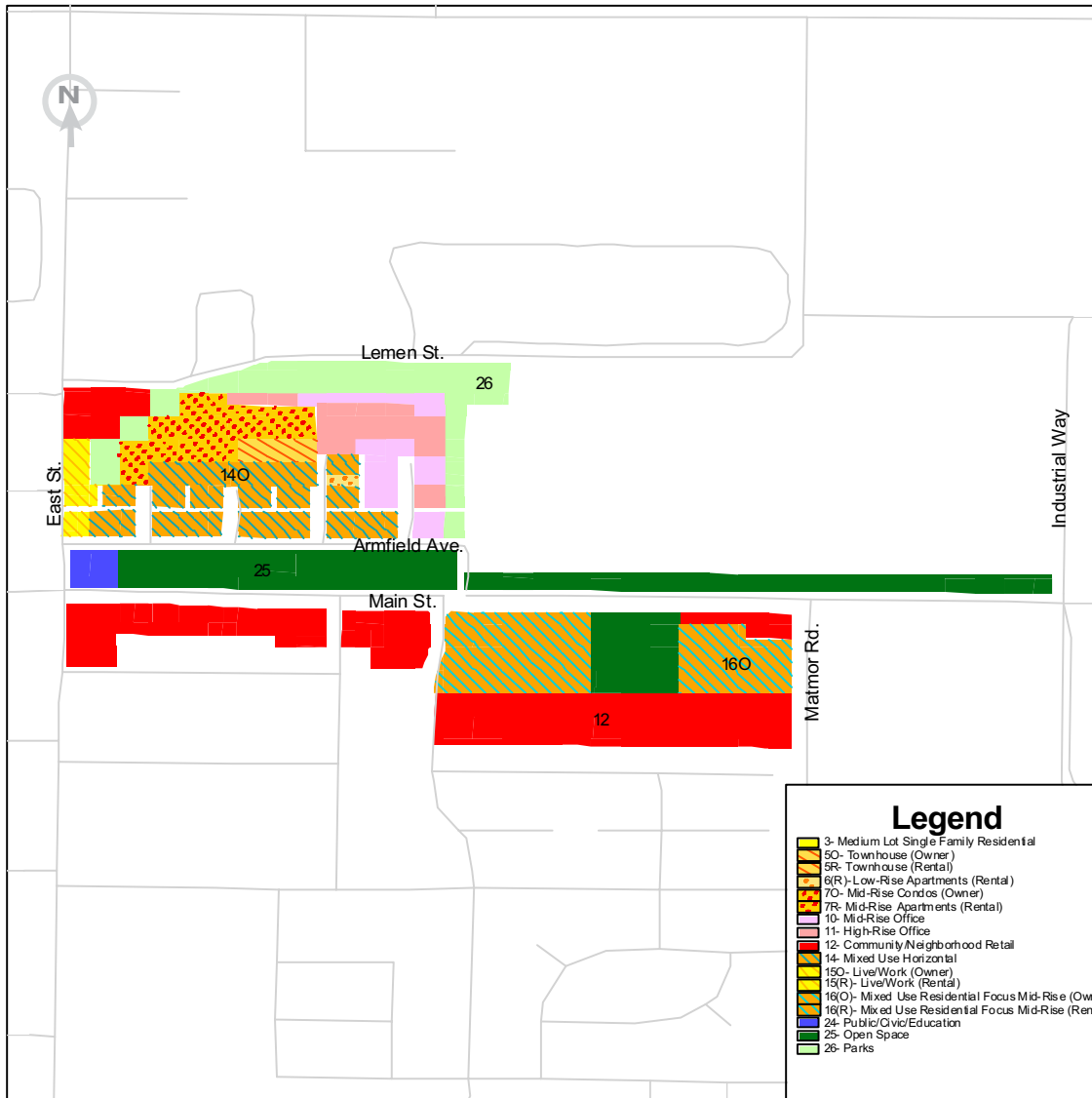
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TABLE 7

Woodland Armfield Avenue— Smart Growth Scenario



Key Land Uses Featured



26 Parks



14 Mixed-Use Retail/
Residential Focus
Horizontal



25 Open Space



16 Mixed-Use
Residential Focus
High-Rise



12 Community/
Neighborhood Retail

Key Elements of Planning Scenario

Participants focused on creating a pedestrian friendly village center anchored by a transit hub. Specific features of the plan include:

- Public housing in north
- Live/work units
- Underground parking

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

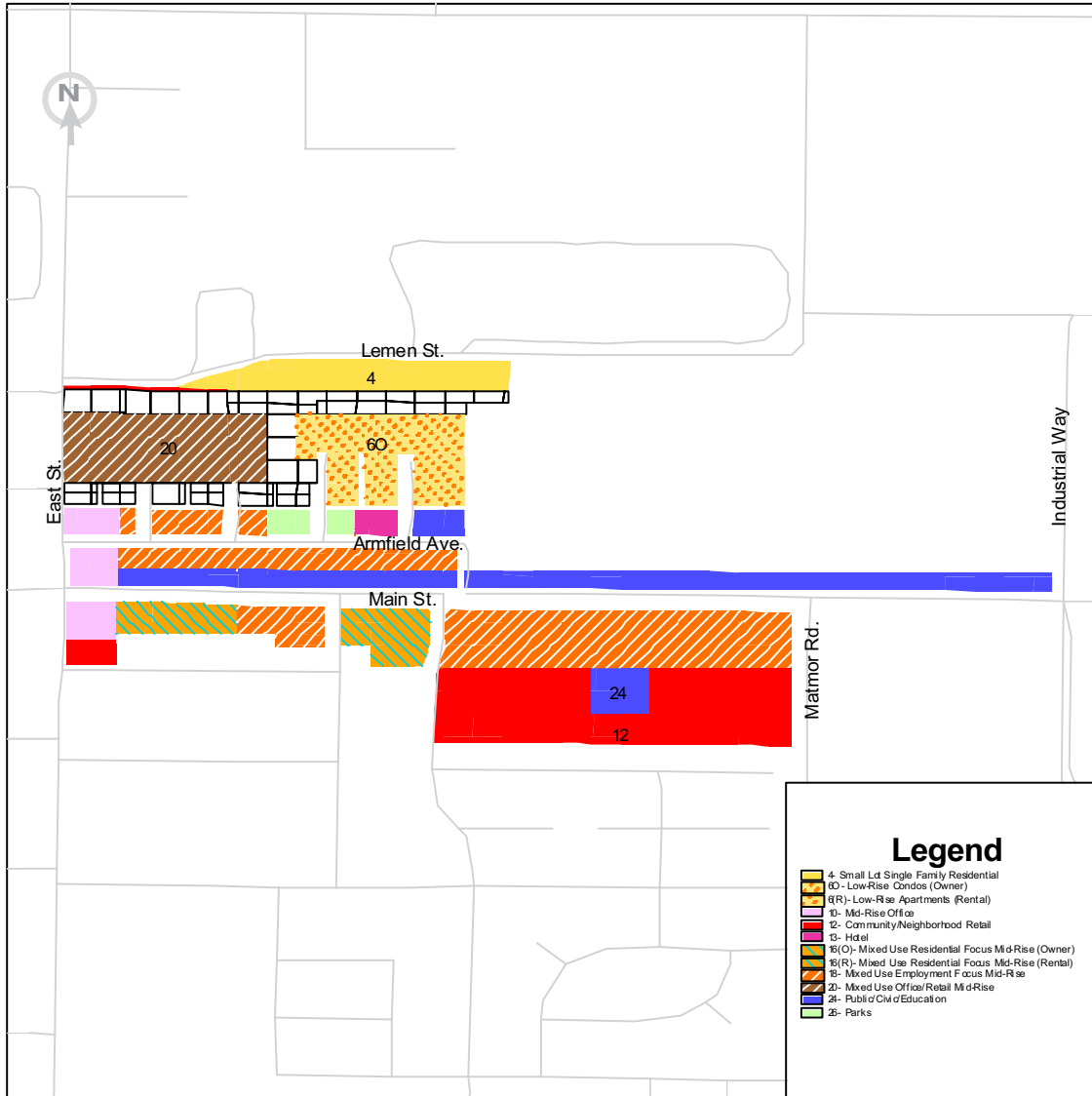
Total Employees	1,699
Total Residents	679
Employees per Dwelling Unit	4.8
Pedestrian Friendliness (1 = worst, 5 = best)	2.9
Change in Vehicle Miles Traveled per Household from Base Case*	-26%

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Woodland Armfield Avenue— Smart Growth Scenario



Key Land Uses Featured



4 Small Lot Single Family Residential



6 Low-Rise Condos



20 Mixed-Use Retail/Office Mid-Rise



24 Public/Civic/ Education



12 Community/ Neighborhood Retail

Key Elements of Planning Scenario

Citizens focused on converting the existing rail infrastructure into a transit center. Specific features of the plan include:

- Kmart converted to mixed-use corridor with parking in back
- Light rail
- Tourism center
- Shuttle along Main St.
- Mid-rise office space
- Condominium development on Lemen St.

Resulted in the following changes from the base case:

- Capacity for 50 fewer employees
- Capacity for 400 more dwelling units
- Improved land use mix from 55 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,920
Total Residents	733
Employees per Dwelling Unit	5.0
Pedestrian Friendliness (1 = worst, 5 = best)	3.2
Change in Vehicle Miles Traveled per Household from Base Case*	-26%

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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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