### SCENARIO

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Base Case</th>
<th>Draft Preferred Blueprint Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth in Jobs: 2000-2050</td>
<td>593</td>
<td>11,101</td>
</tr>
<tr>
<td>Growth in Housing Units: 2000-2050</td>
<td>16,761</td>
<td>10,546</td>
</tr>
<tr>
<td>Balance of Jobs/Housing in 2000:</td>
<td>1.3</td>
<td>1.3</td>
</tr>
<tr>
<td>Balance of Jobs/Housing Growth (2000-2050):</td>
<td>0.0</td>
<td>1.1</td>
</tr>
<tr>
<td>Balance of Jobs/Housing in 2050:</td>
<td>0.1</td>
<td>1.1</td>
</tr>
</tbody>
</table>

### New Housing Growth through 2050 (by type):

- Rural Residential (Existing 0%) 0% 0%
- Large Lot Single Family (Existing 71%) 100% 62%
- Small Lot Single Family (Existing 12%) 0% 28%
- Attached Products (Existing 17%) 0% 10%

### Total Housing Product Mix through 2050:

- Rural Residential 0% 0%
- Large Lot Single Family 99% 71%
- Small Lot Single Family 0% 12%
- Attached Products 1% 17%

### New Job Growth through 2050 (by sector):

- Retail Jobs (Existing 26%) 58% 37%
- Office Jobs (Existing 8%) 35% 36%
- Industrial Jobs (Existing 1%) 7% 20%
- Public/Quasi-Public Jobs (Existing 65%) 0% 7%

### Total Job Mix through 2050:

- Retail Jobs 55% 36%
- Office Jobs 32% 33%
- Industrial Jobs 6% 18%
- Public/Quasi-Public Jobs 7% 12%

### Growth through Re-investment in 2050:

- Jobs 0% 0%
- Dwelling Units 0% 0%

### Type of Trips:

- Auto 95.4% 94.3%
- Transit 0.0% 0.3%
- Bike and Pedestrian 4.6% 5.4%

### Vehicle Miles Traveled

- Per Day per Household 46.3 30.0

<table>
<thead>
<tr>
<th>Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials</th>
<th>Base Case</th>
<th>Draft Preferred Blueprint Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>21%</td>
<td></td>
<td>1%</td>
</tr>
</tbody>
</table>

### Discussion Draft Preferred Scenario Summary

Wheatland transforms to a mid-sized city of over 25,000 people by 2050:

- Growth is through a strong blend of jobs and housing, helping to ensure Wheatland has a local jobs and retail base, and does not become a "bedroom" community for employees going to work in another City;
- All of the growth occurs on vacant lands surrounding the city;
- Most of the housing growth is in large lot single family products, although nearly 40% is in small lot single family and attached townhomes, rowhouses, condominiums and apartments, products well suited for young workers, seniors, and small families.