

<b>WHEATLAND</b>		
<b>SCENARIO</b>	<b>Base Case</b>	<b>Draft Preferred Blueprint Scenario</b>
Growth in Jobs: 2000-2050	593	11,101
Growth in Housing Units: 2000-2050	16,761	10,546
Balance of Jobs/Housing in 2000:	1.3	1.3
Balance of Jobs/Housing Growth (2000-2050):	0.0	1.1
Balance of Jobs/Housing in 2050:	0.1	1.1
<b>New Housing Growth through 2050 (by type):</b>		
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%
<b>Total Housing Product Mix through 2050:</b>		
Rural Residential	0%	0%
Large Lot Single Family	99%	71%
Small Lot Single Family	0%	12%
Attached Products	1%	17%
<b>New Job Growth through 2050 (by sector):</b>		
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%
<b>Total Job Mix through 2050:</b>		
Retail Jobs	55%	36%
Office Jobs	32%	33%
Industrial Jobs	6%	18%
Public/Quasi-Public Jobs	7%	12%
<b>Growth through Re-investment in 2050:</b>		
Jobs	0%	0%
Dwelling Units	0%	0%
<b>Type of Trips:</b>		
Auto	95.4%	94.3%
Transit	0.0%	0.3%
Bike and Pedestrian	4.6%	5.4%
<b>Vehicle Miles Traveled</b>		
Per Day per Household	46.3	30.0
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	21%	1%

#### **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.