

GALT		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	8,809	13,991
Growth in Housing Units: 2000-2050	13,351	7,317
Balance of Jobs/Housing in 2000:	0.3	0.3
Balance of Jobs/Housing Growth (2000-2050):	0.7	1.9
Balance of Jobs/Housing in 2050:	0.5	1.1
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 8%)	3%	0%
Large Lot Single Family (Existing 61%)	75%	45%
Small Lot Single Family (Existing 1%)	1%	23%
Attached Products (Existing 30%)	21%	32%
Total Housing Product Mix through 2050:		
Rural Residential	5%	5%
Large Lot Single Family	70%	54%
Small Lot Single Family	1%	11%
Attached Products	24%	31%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 48%)	83%	24%
Office Jobs (Existing 19%)	9%	57%
Industrial Jobs (Existing 17%)	7%	21%
Public/Quasi-Public Jobs (Existing 15%)	1%	-1%
Total Job Mix through 2050:		
Retail Jobs	74%	28%
Office Jobs	12%	50%
Industrial Jobs	10%	20%
Public/Quasi-Public Jobs	4%	2%
Growth through Re-investment in 2050:		
Jobs	0%	8%
Dwelling Units	0%	10%
Type of Trips:		
Auto	94.0%	82.6%
Transit	0.0%	1.5%
Bike and Pedestrian	6.0%	15.9%
Vehicle Miles Traveled		
Per Day per Household	43.9	31.5
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	12%	3%

Discussion Draft Preferred Scenario Summary

Galt's growth is led by an increase in nearly 14,000 jobs, helping to create a balanced community, with a wide range of houses and jobs:

- Enough retail growth is provided to meet local demand without requiring residents to travel long distances;
- Housing growth is a good blend of large and small lot single family and attached townhomes, rowhouses, condominiums and apartments;
- Approximately 10% of the growth is through reinvestment in and around the downtown area, helping to ensure a vibrant hub for the city;
- The city's growth pattern is mainly north-south along the highway corridor and does not build out the full extent of its sphere of influence to the east and west.