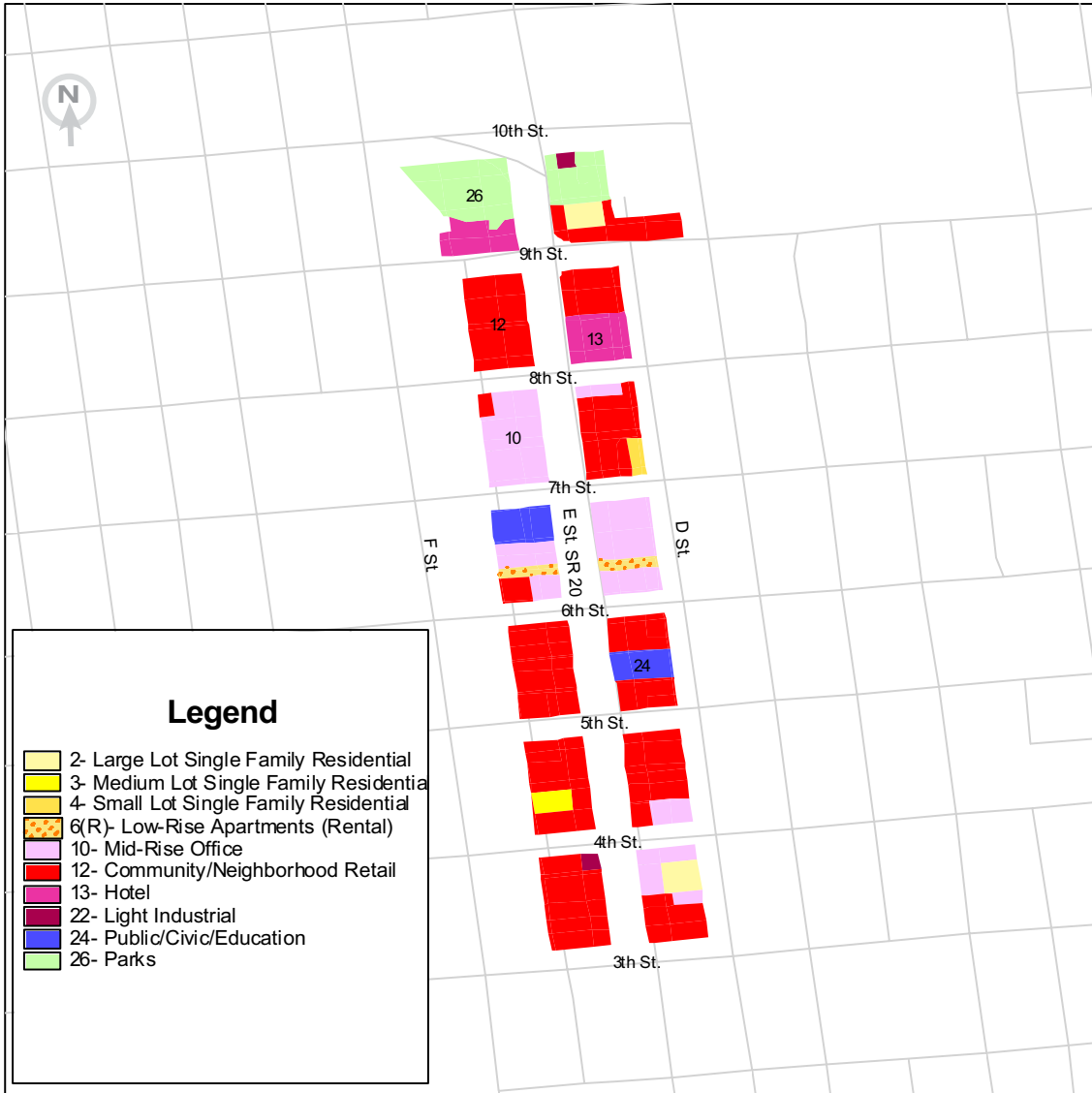


Marysville E Street



**Key Land Uses Featured**



26 Parks



12 Community/ Neighborhood Retail



10 Mid-Rise Office



13 Hotel



24 Public/Civic/ Education

**Key Elements of the Base Case**

The E St. site is located in historic downtown Marysville and takes up 17 acres. There are opportunities to build on existing assets to keep the downtown fabric consistent. A few historic 1920s buildings sit vacant but have redevelopment potential, such as the State Theater and Hotel Marysville. Specific features of the base case include:

- A couple vacant parcels
- Currently a mix of retail, mid-rise office, public/civic, and parks
- Pedestrian and traffic improvement opportunities

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	711
Total Residents .....	23
Employees per Dwelling Unit .....	66.7
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.3
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

*\*See Marysville E Street Detailed Indicators for more information*

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# DETAILED INDICATORS

## Marysville E Street

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Total Employees .....	711	767	632	631
Total Dwelling Units .....	11	99	73	212
Total Residents .....	23	178	155	423
Employees per Dwelling Unit .....	66.7	7.8	8.7	3.0
Retail Jobs .....	501	453	469	353
Office Jobs .....	193	298	155	277
Industrial Jobs .....	1	0	0	0
Public Jobs .....	15	15	8	0
"Pedestrian Friendliness (1 = worst, 5 = best)" .....	2.3	2.8	2.6	3.0

### Transportation PLACE<sup>3</sup>S Indicators Changes from Base Case\*

	Base Case	Table 4 Smart Growth	Table 5 Smart Growth	Table 6 Smart Growth
Change in VT per Household .....	0%	-20%	-11%	-15%
Change in VMT per Household .....	0%	-26%	-14%	-21%
Change in VT per Retail Job .....	0%	-18%	-15%	-10%
Change in VMT per Retail Job .....	0%	-23%	-18%	-10%
Change in VT per Non-Retail Job .....	0%	-16%	-15%	-18%
Change in VMT per Non-Retail Job .....	0%	-26%	-21%	-19%

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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