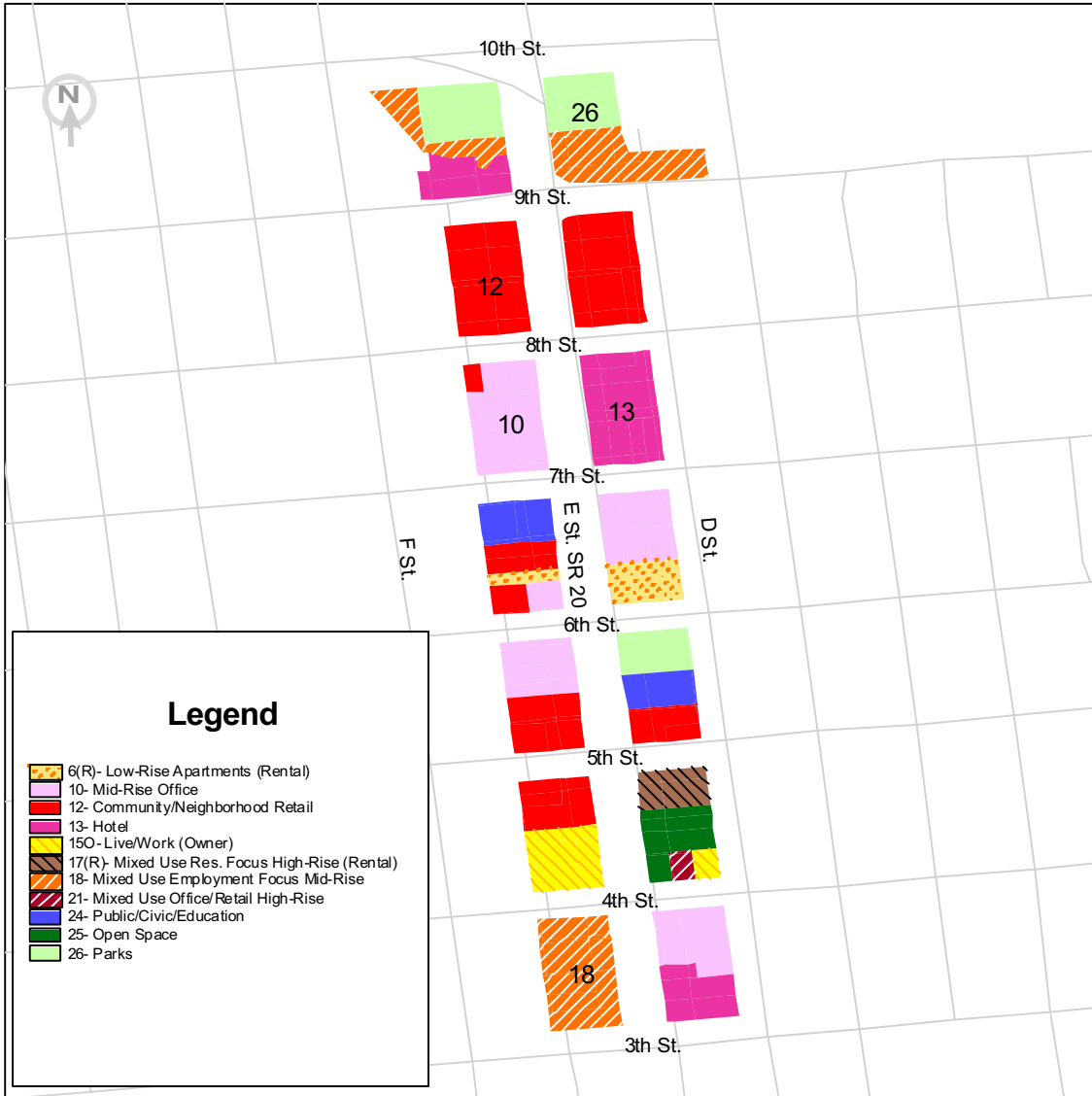


TABLE 4

Marysville E Street — Smart Growth Scenario



Key Land Uses Featured



26 Parks



12 Community/ Neighborhood Retail



10 Mid-Rise Office



13 Hotel



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

This table focused on reconstructing E St. into a landscaped boulevard and emphasizing pedestrian friendliness. The corridor retains some of the retail and builds on existing assets. Specific features of the plan include:

- High-rise mixed-use senior housing complex at the intersection of E St. and 5th St.
- Ambient music piped throughout the E St. corridor
- Mid-rise mixed-use employment centers at the north and south ends of the corridor
- Archways at the south end of the corridor

Resulted in the following changes from the base case:

- Capacity for 100 more employees
- Capacity for 100 more dwelling units
- Improved land use mix from 67 to 8 employees per dwelling unit

PLACE³S Indicators

| | |
|---|------|
| Total Employees | 767 |
| Total Residents | 178 |
| Employees per Dwelling Unit | 7.8 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.8 |
| Change in Vehicle Miles Traveled per Household from Base Case* | -26% |

**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 PLACE³S 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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