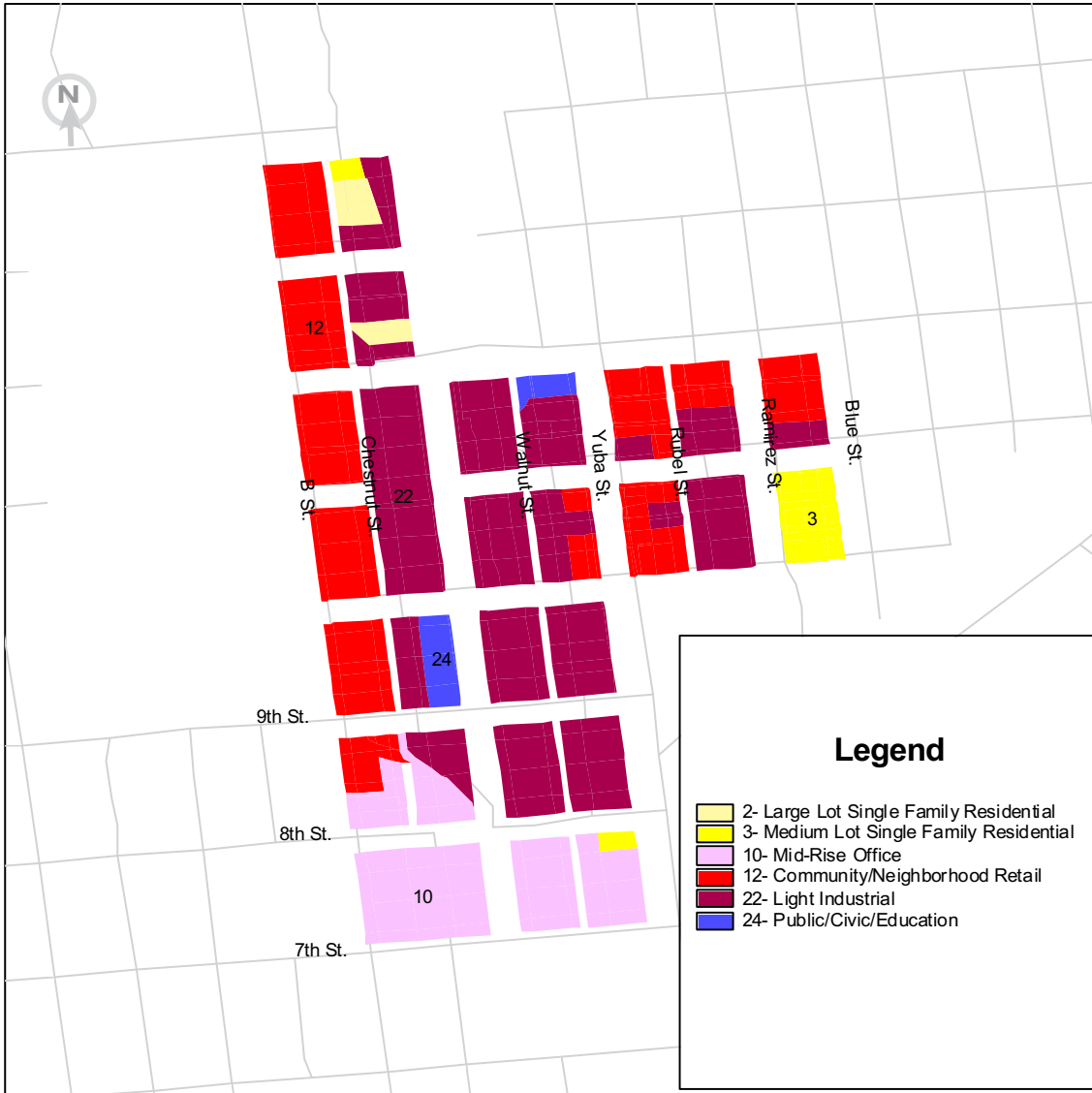


Marysville Yuba Street



Key Land Uses Featured



12 Community/ Neighborhood Retail



22 Light Industrial



3 Medium Lot Single Family Residential



24 Public/Civic/ Education



10 Mid-Rise Office

Key Elements of the Base Case

The Yuba St. site is 36 acres in area and contains a mix of retail, light industrial, and mid-rise office. Specific features of the base case include:

- Current retail and light industrial sites have potential for revitalization
- Close proximity to downtown and parks

PLACE³S Indicators

| | |
|---|-------|
| Total Employees | 1,235 |
| Total Residents | 31 |
| Employees per Dwelling Unit | 108.1 |
| Pedestrian Friendliness (1 = worst, 5 = best) | 2.2 |
| Change in Vehicle Miles Traveled per Household from Base Case* | 0% |

**See Marysville Yuba Street Detailed Indicators for more information*

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DETAILED INDICATORS

Marysville Yuba Street

| | Base Case | Table 1 Smart Growth | Table 2 Smart Growth | Table 3 Smart Growth |
|---|-----------|----------------------|----------------------|----------------------|
| Total Employees | "1,235" | "1,681" | "1,196" | "1,693" |
| Total Dwelling Units | 11 | 215 | 152 | 146 |
| Total Residents | 31 | 478 | 318 | 266 |
| Employees per Dwelling Unit | 108.1 | 7.8 | 7.9 | 11.6 |
| Retail Jobs | 504 | 479 | 410 | 738 |
| Office Jobs | 482 | "1,180" | 616 | 788 |
| Industrial Jobs | 232 | 7 | 158 | 149 |
| Public Jobs | 18 | 15 | 12 | 18 |
| "Pedestrian Friendliness (1 = worst, 5 = best)" | 2.2 | 3.1 | 2.7 | 2.6 |

Transportation PLACE³S Indicators Changes from Base Case*

| | Base Case | Table 1 Smart Growth | Table 2 Smart Growth | Table 3 Smart Growth |
|--|-----------|----------------------|----------------------|----------------------|
| Change in VT per Household | 0% | -14% | -15% | -20% |
| Change in VMT per Household | 0% | -10% | -8% | -15% |
| Change in VT per Retail Job | 0% | -18% | -5% | -9% |
| Change in VMT per Retail Job | 0% | -20% | -2% | -6% |
| Change in VT per Non-Retail Job | 0% | -20% | -11% | -20% |
| Change in VMT per Non-Retail Job | 0% | -30% | -6% | -22% |

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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