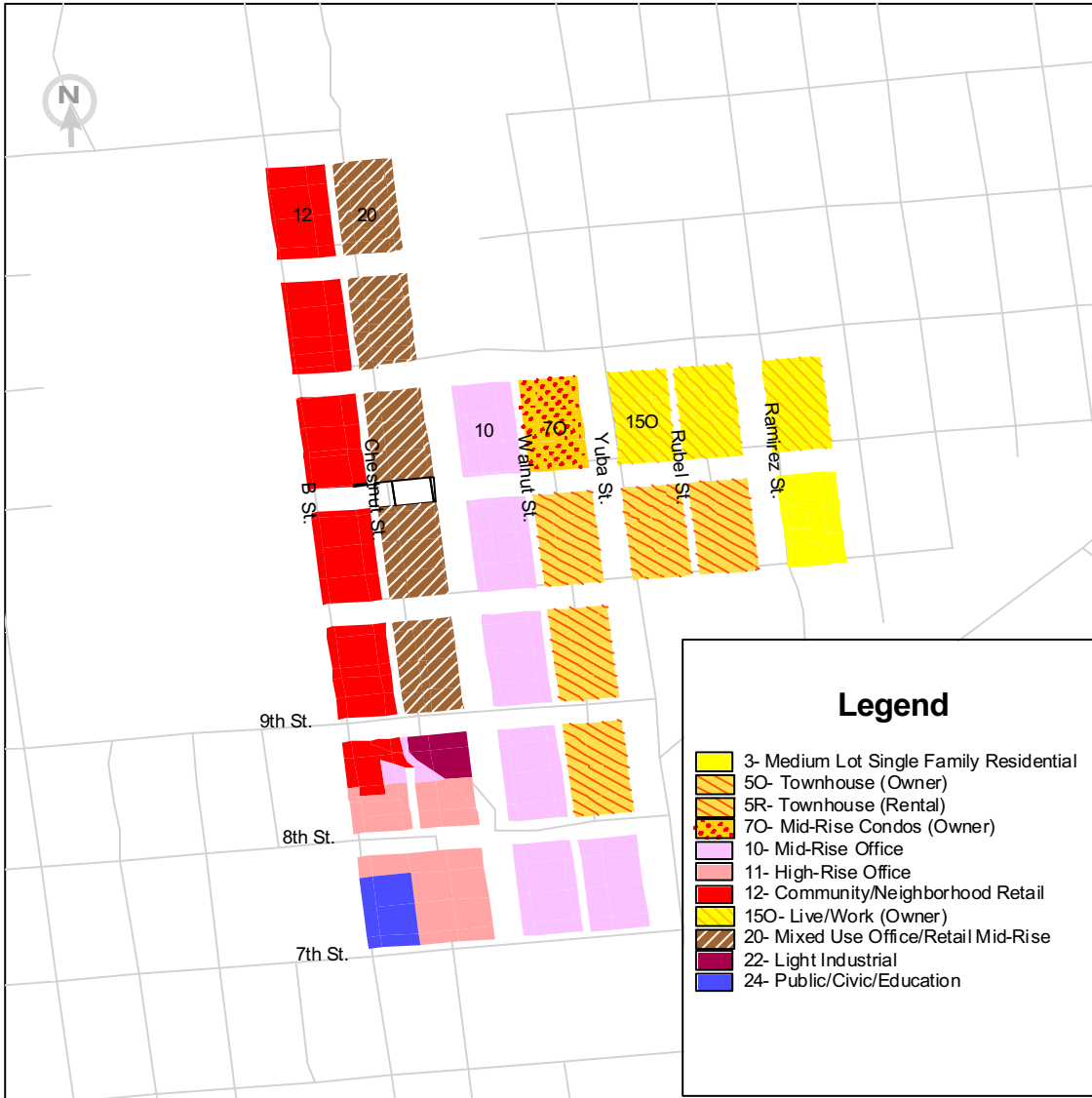


TABLE 1

Marysville Yuba Street — Smart Growth Scenario



**Key Land Uses Featured**



12 Community/Neighborhood Retail



20 Mixed-Use Retail/Office Mid-Rise



10 Mid-Rise Office



7 Mid-Rise Condos



15 Live/Work

**Key Elements of Planning Scenario**

Citizens at this table worked to create a retail/office intensive corridor near the park and railroad while keeping its existing assets in place. Specific features of the plan include:

- An electric trolley on existing rail
- Artist lofts with retail along the ground floor in the east end of the study area
- Mixed-use retail/office and mid-rise office corridor along existing rail line

Resulted in the following changes from the base case:

- Capacity for 400 more employees
- Capacity for 200 more dwelling units
- Improved land use mix from 108 to 8 employees per dwelling unit

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

Total Employees .....	1,681
Total Residents .....	478
Employees per Dwelling Unit .....	7.8
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.1
Change in Vehicle Miles Traveled per Household from Base Case* .....	-10%

\*See Marysville Yuba Street Detailed Indicators for more information

3000 S Street,  
Suite 300  
Sacramento, CA  
95816

tel 916.457.2264  
fax 916.457.3299  
tdd 916.737.1718  
www.sacog.org

# 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 PLACE<sup>3</sup>S 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.

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
 www.sacog.org