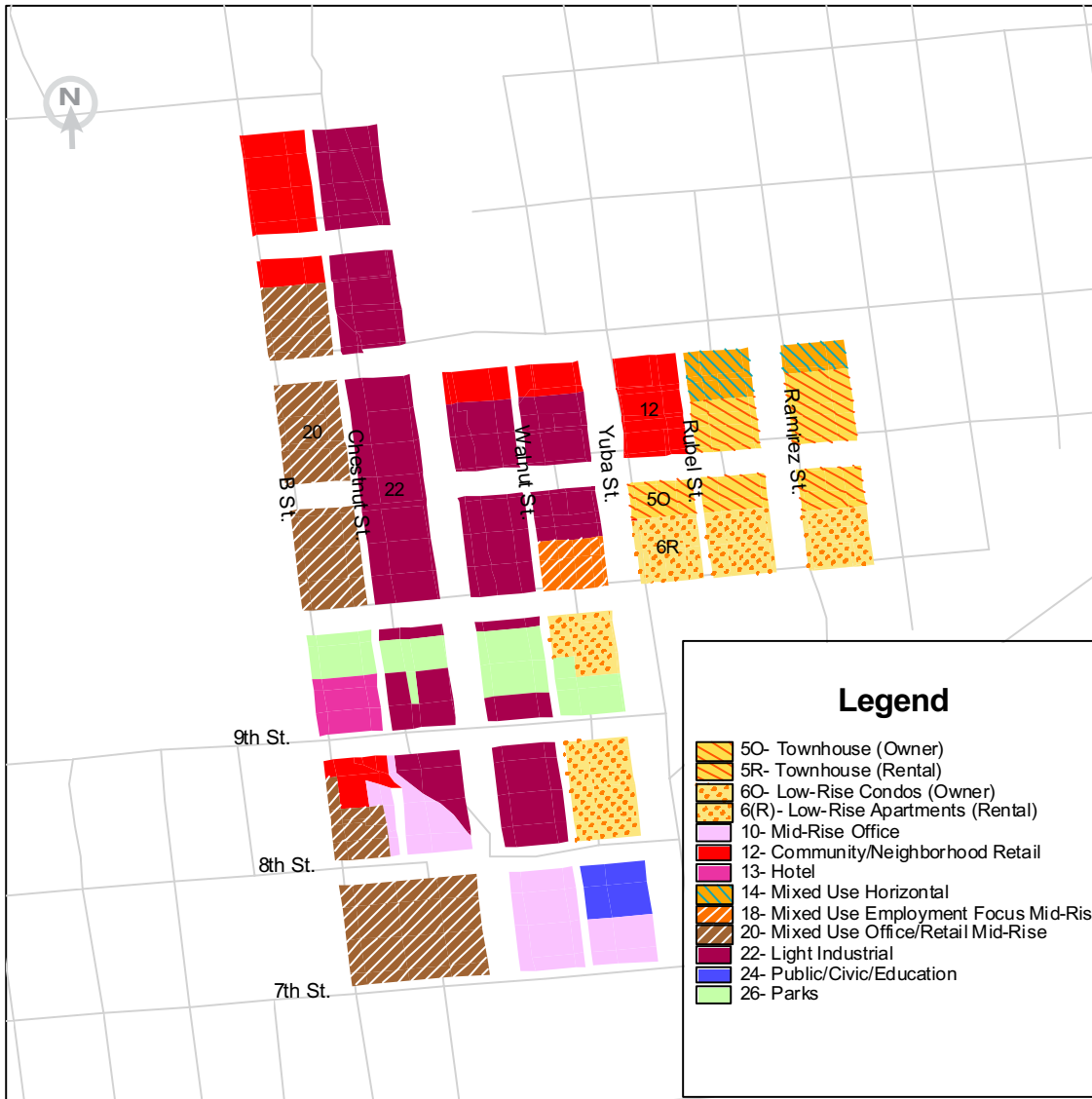


TABLE 2

Marysville Yuba Street — Smart Growth Scenario



Key Land Uses Featured



20 Mixed-Use Retail/Office Mid-Rise



12 Community/Neighborhood Retail



22 Light Industrial



5 Townhouse



6 Low-Rise Condo

Key Elements of Planning Scenario

This group formulated a scenario with 12th St. acting as an “Entry Corridor” while maintaining light industrial uses near the railroad. Specific features of the plan include:

- Gateway monument at 12th St. and B St. intersection
- Retail corridor on 12th St.
- Community center and bike overpass in the south end of the study area
- Townhouse and low-income apartments in the east end of the study area

Resulted in the following changes from the base case:

- Capacity for 40 more employees
- Capacity for 140 more dwelling units
- Improved land use mix from 108 to 8 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,196
Total Residents	318
Employees per Dwelling Unit	7.9
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-8%

**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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