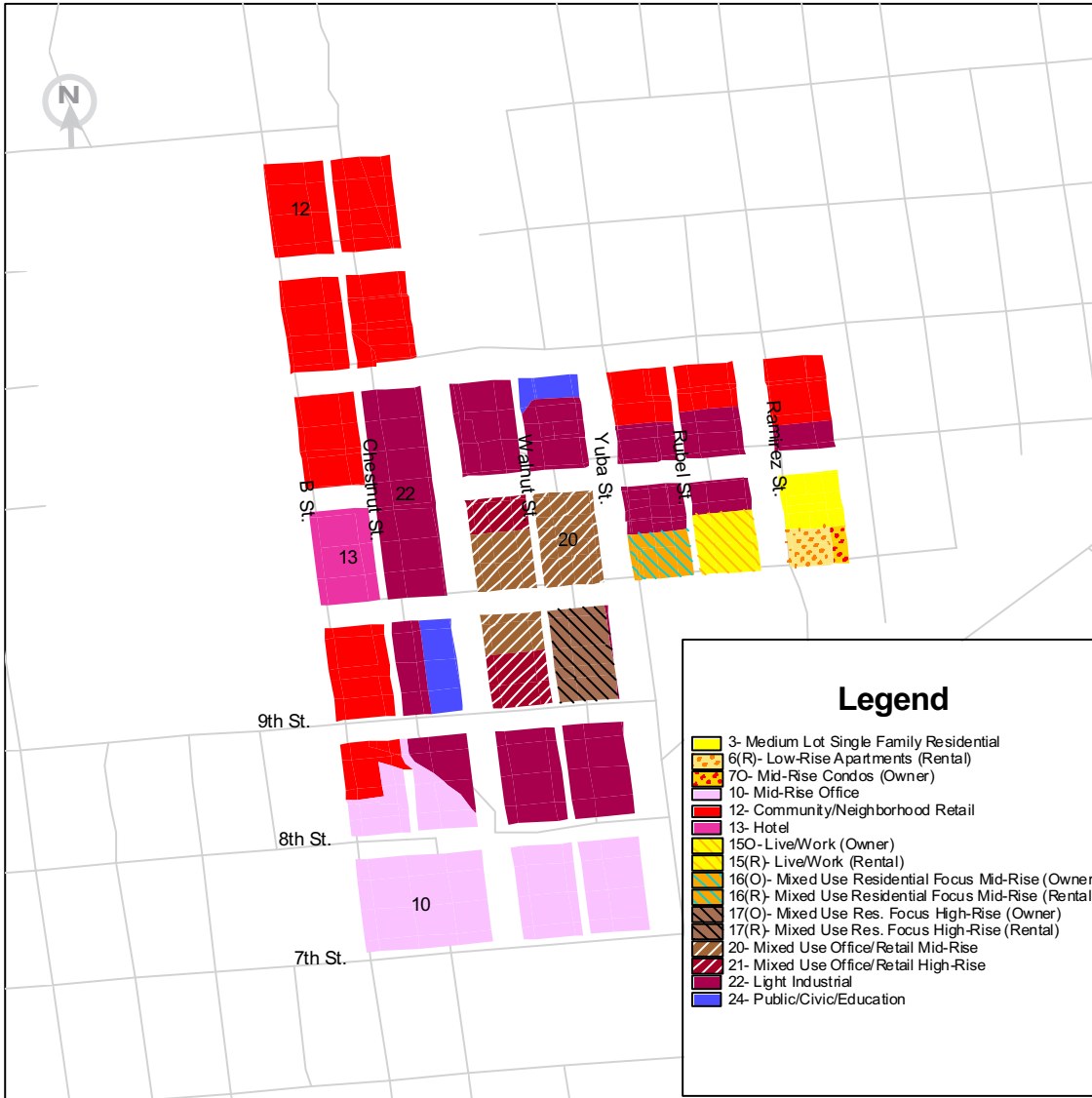


TABLE 3

Marysville Yuba Street — Smart Growth Scenario



**Key Land Uses Featured**



12 Community/ Neighborhood Retail



22 Light Industrial



13 Hotel



20 Mixed-Use Retail/ Office Mid-Rise



10 Mid-Rise Office

**Key Elements of Planning Scenario**

Participants made major improvements to local parks and chose to surround them with mixed-use retail/residential developments. Preservation of the light industrial area in the middle of the study area was also a priority. Specific features of the plan include:

- Widening of B St. corridor along the park
- Hotel at the intersection of B St. and 10<sup>th</sup> St.
- Mid-rise and high-rise mixed-use retail/office/apartment complex in the middle of the study area

Resulted in the following changes from the base case:

- Capacity for 500 more employees
- Capacity for 100 more dwelling units
- Improved land use mix from 108 to 12 employees per dwelling unit

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

Total Employees .....	1,693
Total Residents .....	266
Employees per Dwelling Unit .....	11.6
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.6
Change in Vehicle Miles Traveled per Household from Base Case* .....	-15%

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

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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.

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