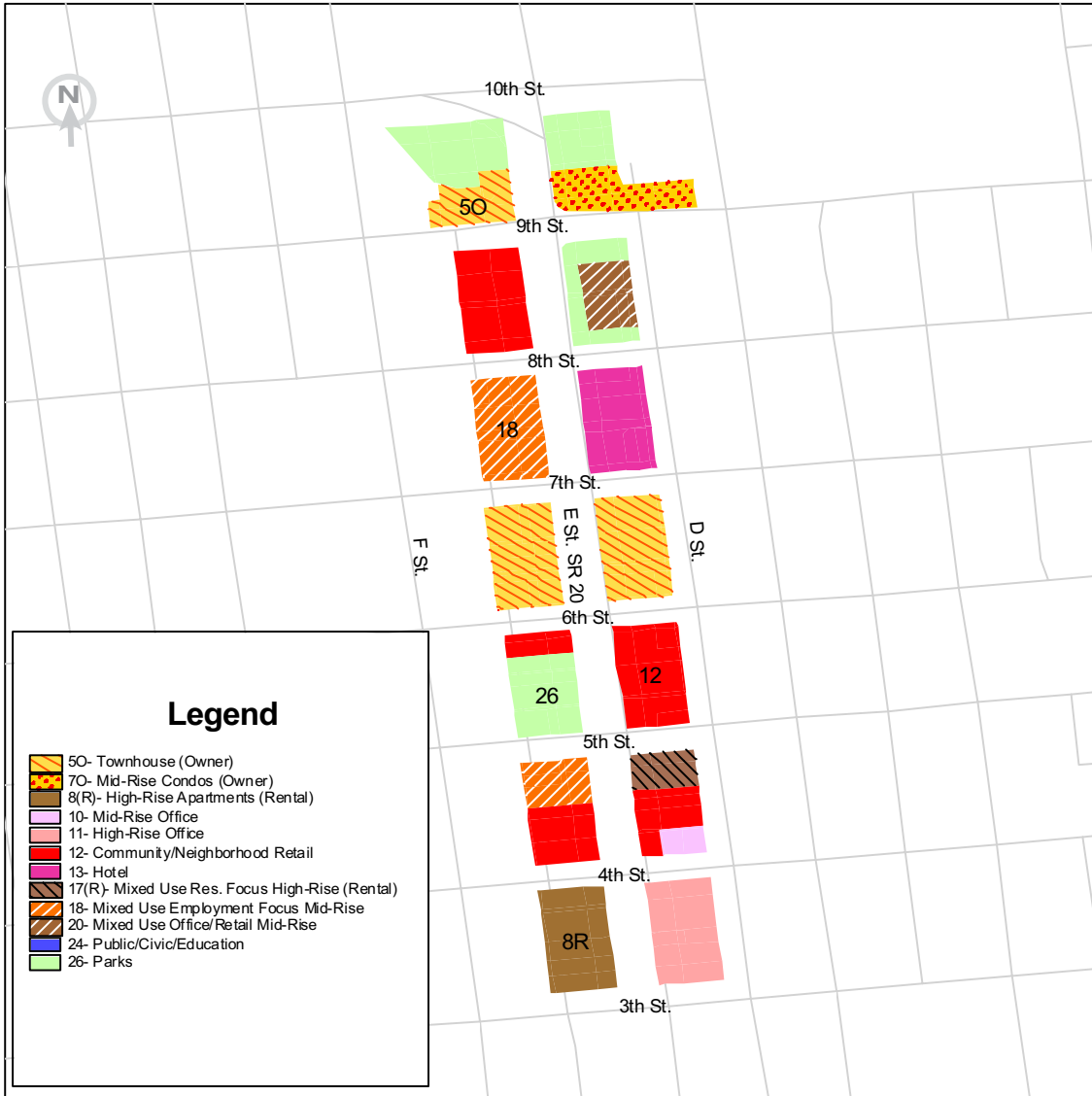


Marysville E Street — Smart Growth Scenario



**Key Land Uses Featured**



5 Townhouse



18 Mixed-Use Employment Focus Mid-Rise



26 Parks



12 Community/Neighborhood Retail



8 High-Rise Condos

**Key Elements of Planning Scenario**

The citizens in this group created a scenario that focused on walkability and improved cultural assets. All improvements to existing assets are to maintain the downtown atmosphere. Specific features of the plan include:

- Condense E St. from 4 lanes to 2 with a landscaped median and trolley system
- Hotel Marysville stays but ground floor becomes retail
- Gateway symbol
- Condominiums overlooking lake
- Parking structure

Resulted in the following changes from the base case:

- Capacity for 100 fewer employees
- Capacity for 200 more dwelling units
- Improved land use mix from 67 to 3 employees per dwelling unit

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

Total Employees .....	631
Total Residents .....	423
Employees per Dwelling Unit .....	3.0
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.0
Change in Vehicle Miles Traveled per Household from Base Case* .....	-21%

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

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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 PLACE<sup>3</sup>S 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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