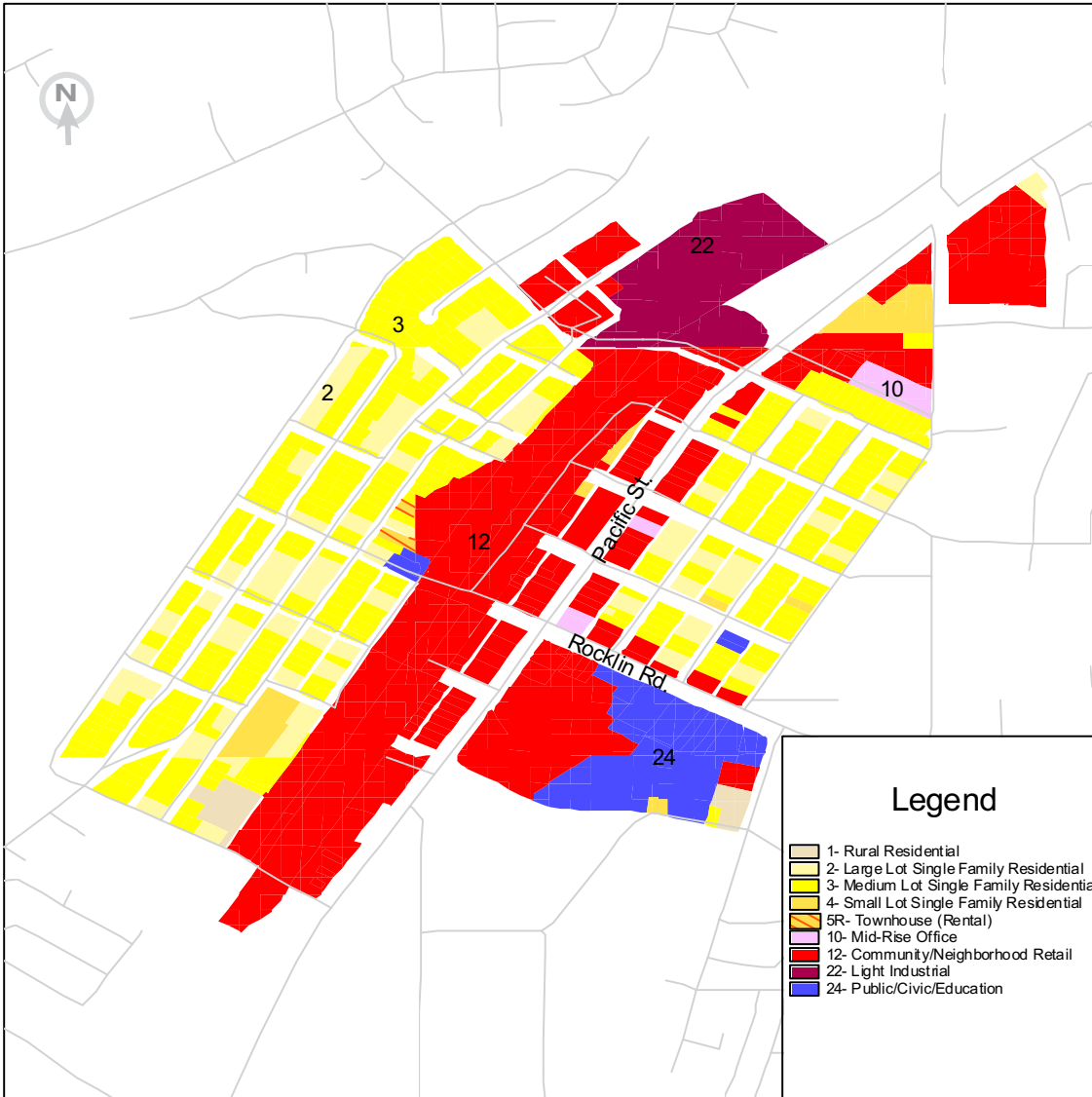


Rocklin-Downtown



Key Land Uses Featured



22 Light Industrial



3 Medium Lot Single Family Residential



2 Large Lot Single Family Residential



10 Mid-Rise Office



12 Community/ Neighborhood Retail

Key Elements of the Base Case

Two major roads, Rocklin Rd. and Pacific St., cross in the center of this 223-acre study area. The area features a retail corridor flanked by medium and large lot single-family housing. Specific features of the base case include:

- Historic homes
- Central location
- Railroad line

PLACE³S Indicators

Total Employees	5,097
Total Residents	1,601
Employees per Dwelling Unit	8.8
Pedestrian Friendliness (1 = worst, 5 = best)	2.1
Change in Vehicle Miles Traveled per Household from Base Case*	0%

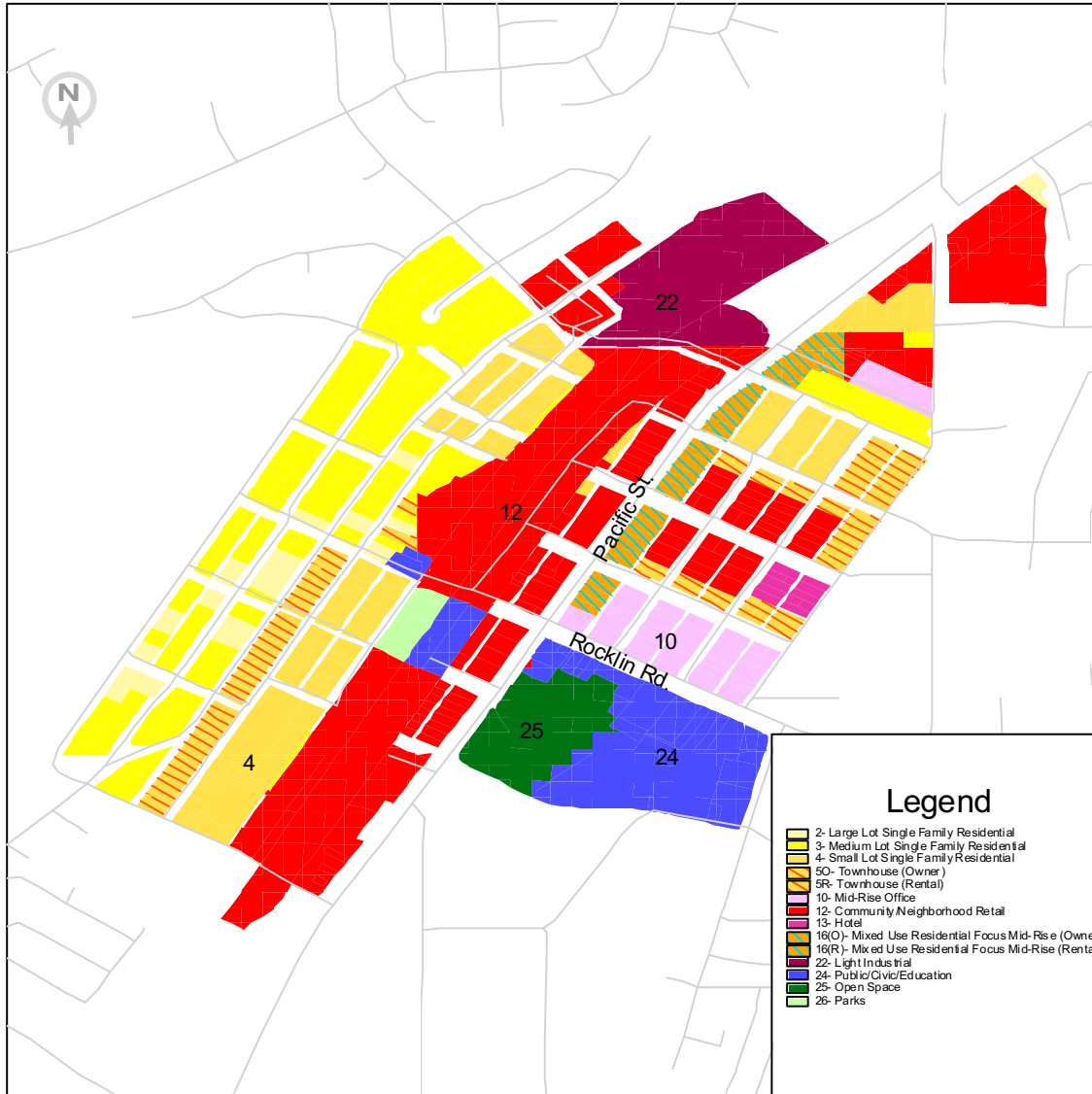
**See Rocklin Downtown Detailed Indicators for more information*

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TABLE 7

Rocklin-Downtown— Smart Growth Scenario



Key Land Uses Featured



22 Light Industrial



12 Community/ Neighborhood Retail



10 Mid-Rise Office



25 Open Space



4 Small Lot Single Family Residential

Key Elements of Planning Scenario

The citizens at this table planned mixed-use housing, townhomes, and offices. To anchor this development, they proposed a project featuring a hotel and community theater with ground-level retail. Specific features of the plan include:

- Rental and owner townhomes in northwest section
- Existing retail preserved along north side of Pacific St.

Resulted in the following changes from base case:

- Capacity for 80 fewer employees
- Capacity for 400 more dwelling units
- Improved land use mix from 9 to 5 employees per dwelling unit

PLACE³S Indicators

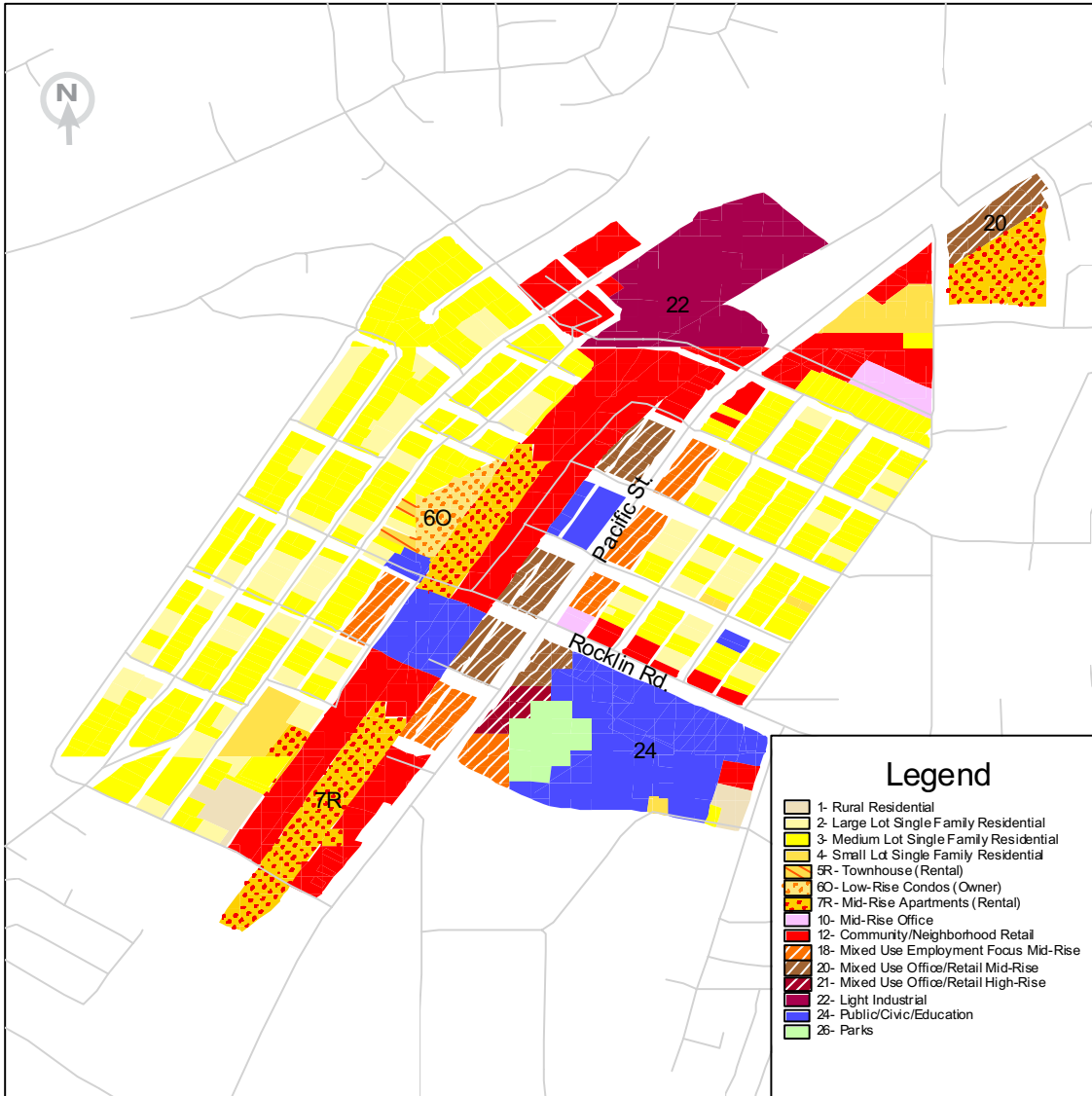
Total Employees	5,175
Total Residents	2,438
Employees per Dwelling Unit	5.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	-12%

*See Rocklin Downtown Detailed Indicators for more information

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Rocklin-Downtown— Smart Growth Scenario



Key Land Uses Featured



20 Mixed-Use Retail/ Office Mid-Rise



22 Light Industrial



6 Low-Rise Condos



24 Public/Civic/ Education



7 Townhouse

Key Elements of Planning Scenario

This group focused development around a park-centered mixed-use employment node at Rocklin Rd. and Pacific St. Specific features of the plan include:

- Mixed-use along Pacific St.
- Apartment housing along railroad tracks
- Bike/pedestrian railroad crossing

Resulted in the following changes from base case:

- Capacity for 800 fewer employees
- Capacity for 800 more dwelling units
- Improved land use mix from 9 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	4,340
Total Residents	3,011
Employees per Dwelling Unit	3.2
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-14%

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DETAILED INDICATORS

Rocklin-Downtown

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth
Total Employees	5,097	4,212	5,175	3,650	4,340
Total Dwelling Units	582	1,675	942	1,507	1,375
Total Residents	1,601	3,616	2,438	3,390	3,011
Employees per Dwelling Unit	8.8	2.5	5.5	2.4	3.2
Retail Jobs	4,318	3,026	3,843	2,558	2,488
Office Jobs	295	529	723	635	1,179
Industrial Jobs	215	0	215	143	215
Public Jobs	269	657	394	313	458
Pedestrian Friendliness (1 = worst, 5 = best)	2.1	2.7	2.4	2.5	2.5

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth	Table 9 Smart Growth
Change in VT per Household	0%	-11%	-7%	-8%	-7%
Change in VMT per Household	0%	-17%	-12%	-14%	-14%
Change in VT per Retail Job	0%	-18%	-9%	-13%	-14%
Change in VMT per Retail Job	0%	-16%	-10%	-13%	-13%
Change in VT per Non-Retail Job	0%	1%	0%	-6%	-5%
Change in VMT per Non-Retail Job	0%	-6%	-10%	-23%	-18%

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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