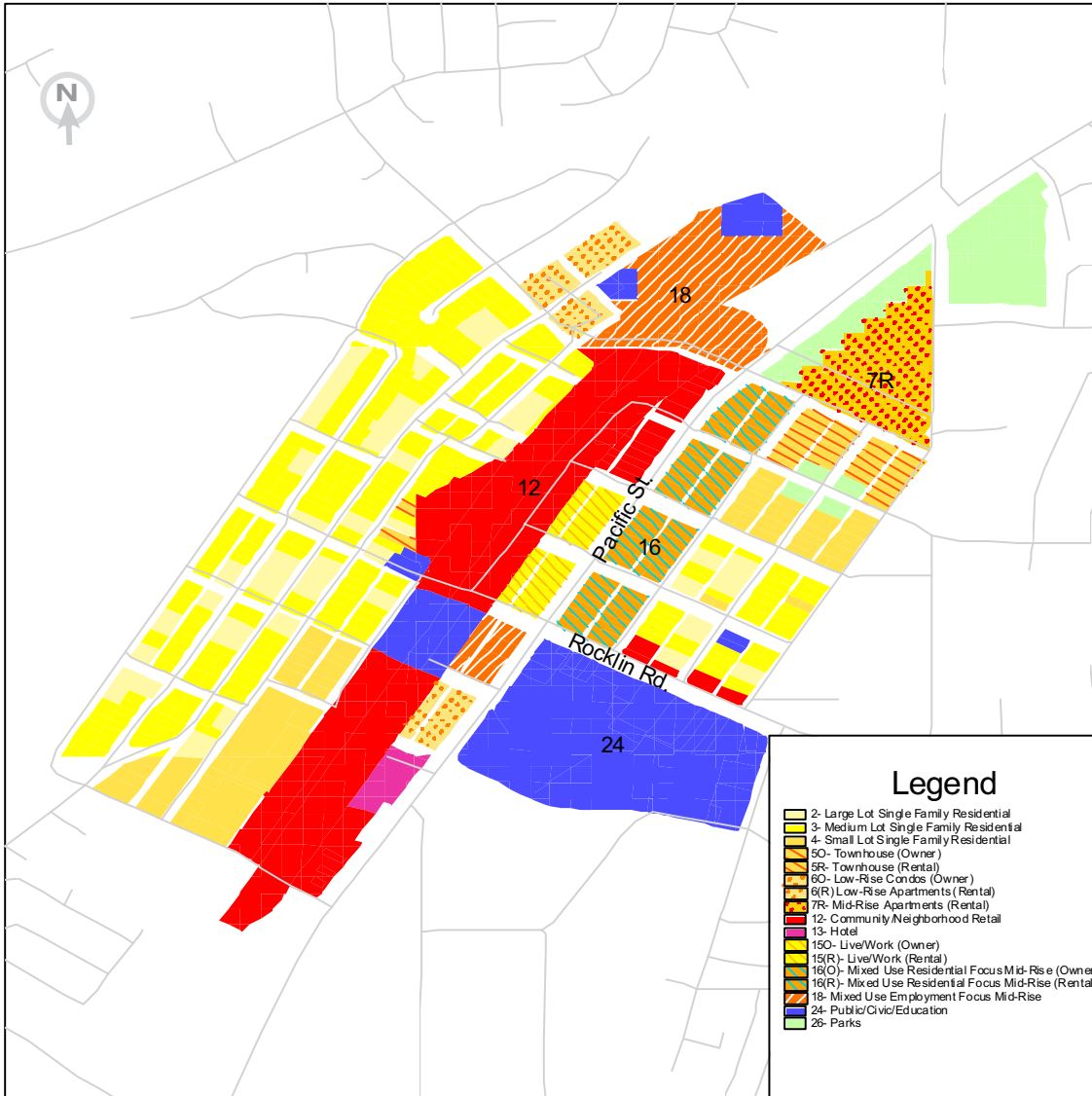


TABLE 6

Rocklin-Downtown— Smart Growth Scenario



Key Land Uses Featured



18 Mixed-Use Employment Focus Mid-Rise



7 Mid-Rise Condos



12 Community/ Neighborhood Retail



16 Mixed-Use Residential Focus Mid-Rise



24 Public/Civic/ Education

Legend

- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 50- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 60- Low-Rise Condos (Owner)
- 6(R)- Low-Rise Apartments (Rental)
- 7R- Mid-Rise Apartments (Rental)
- 12- Community/Neighborhood Retail
- 13- Hotel
- 15O- Live/Work (Owner)
- 15R- Live/Work (Rental)
- 16(O)- Mixed-Use Residential Focus Mid-Rise (Owner)
- 16(R)- Mixed-Use Residential Focus Mid-Rise (Rental)
- 18- Mixed-Use Employment Focus Mid-Rise
- 24- Public/Civic/Education
- 26- Parks

Key Elements of Planning Scenario

The participants at this table produced two large retail projects next to live/work and mixed-use housing. One retail project is an amphitheater and entertainment complex on Rocklin Rd. and Pacific St. in the southwest corner. The other is a library combined with a mixed-use movie theater in the northeast corner. Specific features of the plan include:

- Senior housing
- Structured parking next to large retail
- Hotel
- Parks
- Railroad undercrossing
- Bike/pedestrian corridors running parallel to Pacific St.

Resulted in the following changes from base case:

- Capacity for 900 fewer employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 9 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	4,212
Total Residents	3,616
Employees per Dwelling Unit	2.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-17%

*See Rocklin Downtown Detailed Indicators for more information

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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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