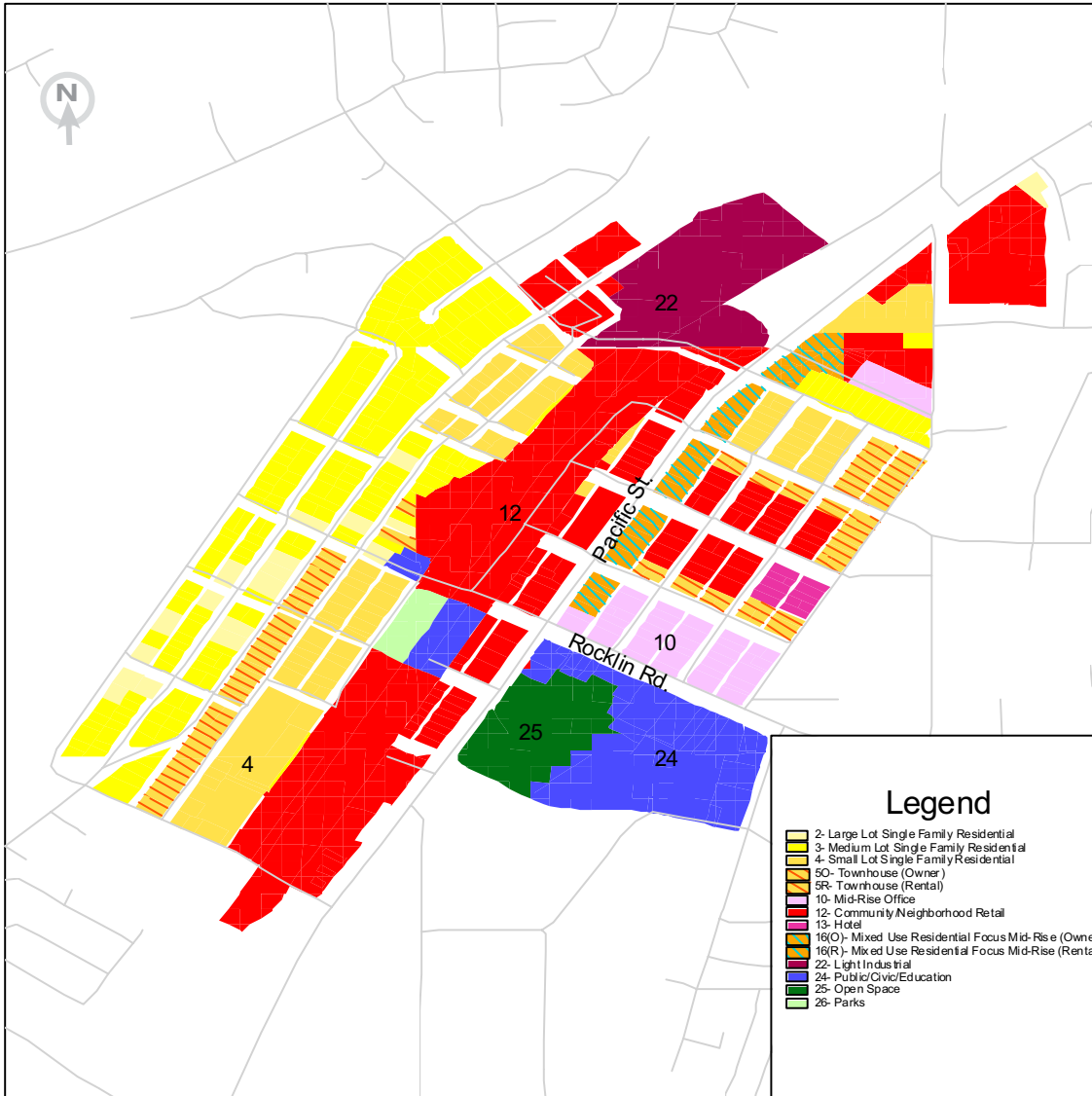


Rocklin-Downtown— Smart Growth Scenario



Key Land Uses Featured



22 Light Industrial



12 Community/ Neighborhood Retail



10 Mid-Rise Office



25 Open Space



4 Small Lot Single Family Residential

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)
- 10- Mid-Rise Office
- 12- Community Neighborhood Retail
- 13- Hotel
- 16(O)- Mixed Use Residential Focus Mid-Rise (Owner)
- 16(R)- Mixed Use Residential Focus Mid-Rise (Rental)
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

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*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

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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