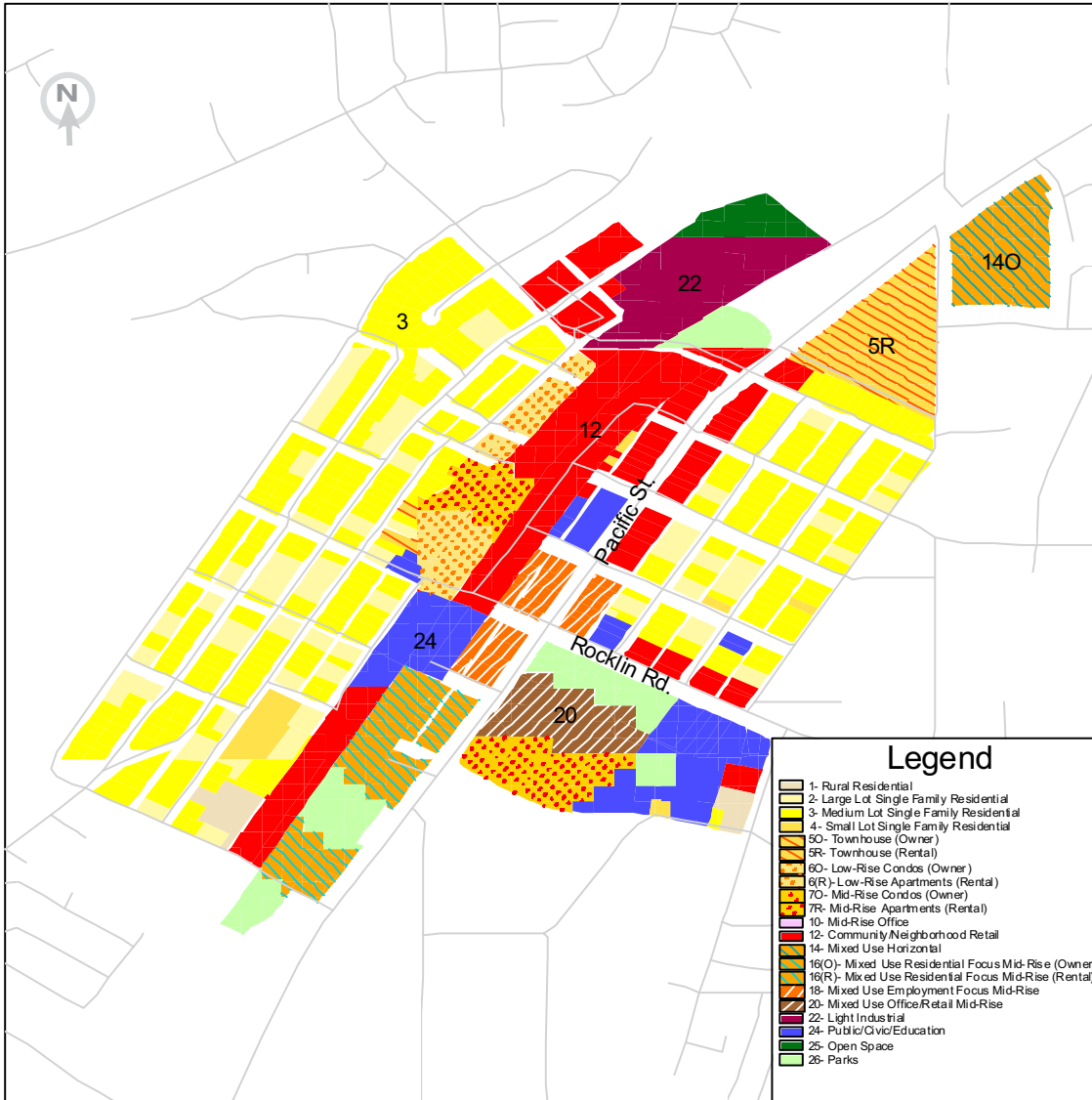


Rocklin-Downtown— Smart Growth Scenario



Legend

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 5O- Townhouse (Owner)
- 5R- Townhouse (Rental)
- 6O- Low-Rise Condos (Owner)
- 6R- Low-Rise Apartments (Rental)
- 7O- Mid-Rise Condos (Owner)
- 7R- Mid-Rise Apartments (Rental)
- 10- Mid-Rise Office
- 12- Community/Neighborhood Retail
- 14- Mixed Use Horizontal
- 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
- 20- Mixed Use Office/Retail Mid-Rise
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

Key Land Uses Featured



14 Mixed-Use Retail/ Residential Horizontal



22 Light Industrial



3 Medium Lot Single Family Residential



5 Townhouse



12 Community/ Neighborhood Retail

Key Elements of Planning Scenario

This group beautified Pacific St. and Rocklin Rd. with tree-lined sidewalks. Mixed-use employment and housing flanks the north side of Pacific St. Specific features of the plan include:

- Parks
- Bike/pedestrian improvements

Resulted in the following changes from base case:

- Capacity for 1,400 fewer employees
- Capacity for 900 more dwelling units
- Improved land use mix from 9 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	3,650
Total Residents	3,390
Employees per Dwelling Unit	2.4
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-14%

*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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