

MARYSVILLE		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	44	3,868
Growth in Housing Units: 2000-2050	3,257	2,683
Balance of Jobs/Housing in 2000:	1.9	1.9
Balance of Jobs/Housing Growth (2000-2050):	0.0	1.4
Balance of Jobs/Housing in 2050:	1.1	1.8
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 1%)	2%	0%
Large Lot Single Family (Existing 46%)	80%	6%
Small Lot Single Family (Existing 1%)	1%	46%
Attached Products (Existing 52%)	16%	48%
Total Housing Product Mix through 2050:		
Rural Residential	1%	0%
Large Lot Single Family	60%	32%
Small Lot Single Family	1%	21%
Attached Products	37%	47%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 20%)	0%	72%
Office Jobs (Existing 38%)	44%	28%
Industrial Jobs (Existing 16%)	56%	0%
Public/Quasi-Public Jobs (Existing 25%)	0%	0%
Total Job Mix through 2050:		
Retail Jobs	20%	38%
Office Jobs	39%	36%
Industrial Jobs	17%	9%
Public/Quasi-Public Jobs	24%	17%
Growth through Re-investment in 2050:		
Jobs	0%	6%
Dwelling Units	0%	25%
Type of Trips:		
Auto	93.5%	82.7%
Transit	0.7%	1.9%
Bike and Pedestrian	5.9%	15.4%
Vehicle Miles Traveled		
Per Day per Household	30.4	24.2
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	7%	16%

Discussion Draft Preferred Scenario Summary

Marysville grows at a moderate rate to a city of over 19,000 by 2050.

- Most of the growth is to the north on currently undeveloped land;
- However, a significant amount of the housing growth, and some of the jobs growth, is through reinvestment on roughly 40 acres of property in and around the downtown, helping to ensure a healthy, mixed-use environment in the historical downtown area;
- Housing grows with a strong blend of products, from large lot single family to small lot single family and attached townhouses, rowhouses, condominiums and apartments. Much of the growth of attached products is in the downtown area, helping to create good purchasing power to support downtown retailers;
- Modest growth occurs to the north of town. However, higher growth rates could occur there should future demand justify development. Consideration of infrastructure challenges, such as flood control and transportation facilities, will be necessary.