

PLACERVILLE		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	6,706	7,495
Growth in Housing Units: 2000-2050	2,874	5,422
Balance of Jobs/Housing in 2000:	3.1	3.1
Balance of Jobs/Housing Growth (2000-2050):	2.3	1.4
Balance of Jobs/Housing in 2050:	2.8	2.1
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 4%)	21%	0%
Large Lot Single Family (Existing 72%)	56%	20%
Small Lot Single Family (Existing 24%)	23%	45%
Attached Products (Existing 0%)	0%	35%
Total Housing Product Mix through 2050:		
Rural Residential	11%	1%
Large Lot Single Family	66%	42%
Small Lot Single Family	23%	36%
Attached Products	0%	20%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 28%)	44%	36%
Office Jobs (Existing 43%)	40%	61%
Industrial Jobs (Existing 3%)	8%	0%
Public/Quasi-Public Jobs (Existing 26%)	8%	3%
Total Job Mix through 2050:		
Retail Jobs	33%	31%
Office Jobs	42%	50%
Industrial Jobs	5%	2%
Public/Quasi-Public Jobs	20%	18%
Growth through Re-investment in 2050:		
Jobs	0%	7%
Dwelling Units	0%	1%
Type of Trips:		
Auto	94.3%	84.7%
Transit	0.4%	1.5%
Bike and Pedestrian	5.3%	13.8%
Vehicle Miles Traveled		
Per Day per Household	41.3	32.8
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	2%	2%

Discussion Draft Preferred Scenario Summary

Placerville grows at a modest rate to a city of about 22,000 people by 2050:

- Growth is a strong balance of jobs and housing;
- Some of growth occurs through reinvestment in and around the downtown;
- Most of the housing growth is single family, with a high percentage of it in small lot products, suitable for seniors, first time home-buyers and smaller families. 35% of new housing is in rowhouses, townhomes, condominiums or apartments.