

SOUTHWEST PLACER COUNTY		
SCENARIO	Base Case	Draft Preferred Blueprint Scenario
Growth in Jobs: 2000-2050	11,334	22,829
Growth in Housing Units: 2000-2050	28,405	46,872
Balance of Jobs/Housing in 2000:	0.5	0.5
Balance of Jobs/Housing Growth (2000-2050):	0.4	0.5
Balance of Jobs/Housing in 2050:	0.4	0.5
New Housing Growth through 2050 (by type):		
Rural Residential (Existing 3%)	0%	0%
Large Lot Single Family (Existing 97%)	100%	18%
Small Lot Single Family (Existing 0%)	0%	42%
Attached Products (Existing 0%)	0%	40%
Total Housing Product Mix through 2050:		
Rural Residential	0%	0%
Large Lot Single Family	91%	20%
Small Lot Single Family	0%	41%
Attached Products	9%	39%
New Job Growth through 2050 (by sector):		
Retail Jobs (Existing 50%)	59%	29%
Office Jobs (Existing 20%)	26%	47%
Industrial Jobs (Existing 0%)	2%	0%
Public/Quasi-Public Jobs (Existing 30%)	13%	24%
Total Job Mix through 2050:		
Retail Jobs	58%	30%
Office Jobs	26%	46%
Industrial Jobs	2%	0%
Public/Quasi-Public Jobs	14%	25%
Growth through Re-investment in 2050:		
Jobs	0%	0%
Dwelling Units	0%	0%
Type of Trips:		
Auto	96.6%	93.4%
Transit	0.5%	1.3%
Bike and Pedestrian	2.9%	5.3%
Vehicle Miles Traveled		
Per Day per Household	52.5	23.9
Pct Vehicle Hours in Heavy Congestion on Freeways and Arterials	20%	12%

Discussion Draft Preferred Scenario Summary

Unincorporated southwest Placer County grows to become a major part of the region's urban core, with a population of over 105,000 people by 2050:

- Most of the growth is housing, providing shelter for workers in major nearby jobs centers in Roseville/Rocklin, McClellan and Sacramento Airport;
- A university anchors the northwest edge of the urban pattern;
- Open space and natural resources are provided throughout the urban pattern, and by a greenbelt along the northern boundary;
- The housing stock is oriented towards work-force housing, young families, seniors and the growing percentage of smaller households. Approximately 80 percent of the housing is in small lot single family, and townhomes, rowhouses, condominiums and apartments;
- Parks, schools and neighborhood shopping opportunities are provided;
- Mixed-use activity centers with 2-4 story buildings are located to make it possible to serve the area with high-capacity transit (light rail or bus rapid transit).