



Downtown Marysville Specific Plan

Appendix A

Future Development Assumptions

Forecasting future infill development that would result from implementing the Downtown Specific Plan can inform planning decisions, inform fiscal impact analysis, help evaluate potential environmental impacts under the California Environmental Quality Act (CEQA), and support related infrastructure needs analysis.

The Specific Plan Area development estimates below are not official growth projections and do not represent the City's policy. However, they are important for informing a variety of analysis, and will be used to monitor the Specific Plan's implementation progress and to identify any required revisions to the Specific Plan to ensure that the City and community goals are being met. Along with this monitoring, the City will evaluate the development trends and their effects on economic, environmental, fiscal, and infrastructure planning and determine whether further study is necessary.

The Land Use Zones described in this Specific Plan are designed to be flexible, in order to accommodate long-term development needs, considering changes in economic conditions, real estate trends, and technological changes. Each Land Use Zone provides broad, flexible use and density/intensity standards to be implemented as development projects are proposed and constructed.

The following is a summary of the estimated total number of new residential dwelling units, nonresidential square footage, local employment (jobs), and new population that could be accommodated within the Downtown Marysville Specific Plan. The estimates are categorized by quadrant, shown in Exhibit A-1. Buildout may vary overall or within individual quadrants due to several factors, including but not limited to:

- Physical site constraints
- Infrastructure availability, including transportation facilities, public services, and facilities
- Community input
- Financial feasibility

The Specific Plan provides the opportunity for between 620 and 920 new dwelling units, 395,000 to 549,000 square feet of new non-residential square footage, 735 to 1,020 new jobs, and 720 to 1,020 new residents at buildout, as shown in Table A-1.

Table A-1: New Development Under Downtown Marysville Specific Plan

Specific Plan Area Quadrant	New Dwelling Units	New Non-Residential Square Footage	New Employment	New Population
Northeast (NE)	200 to 240	40,000 to 55,800	60 to 80	430 to 520
Northwest (NW)	20 to 50	30,000 to 46,200	55 to 85	40 to 110
Southeast (SE)	300 to 490	250,000 to 324,000	470 to 610	140 to 230
Southwest (SW)	100 to 140	75,000 to 123,000	150 to 245	110 to 155
Total	620 to 920	395,000 to 549,000	735 to 1,020	720 to 1,015

Exhibit A-1: Downtown Specific Plan Quadrants

