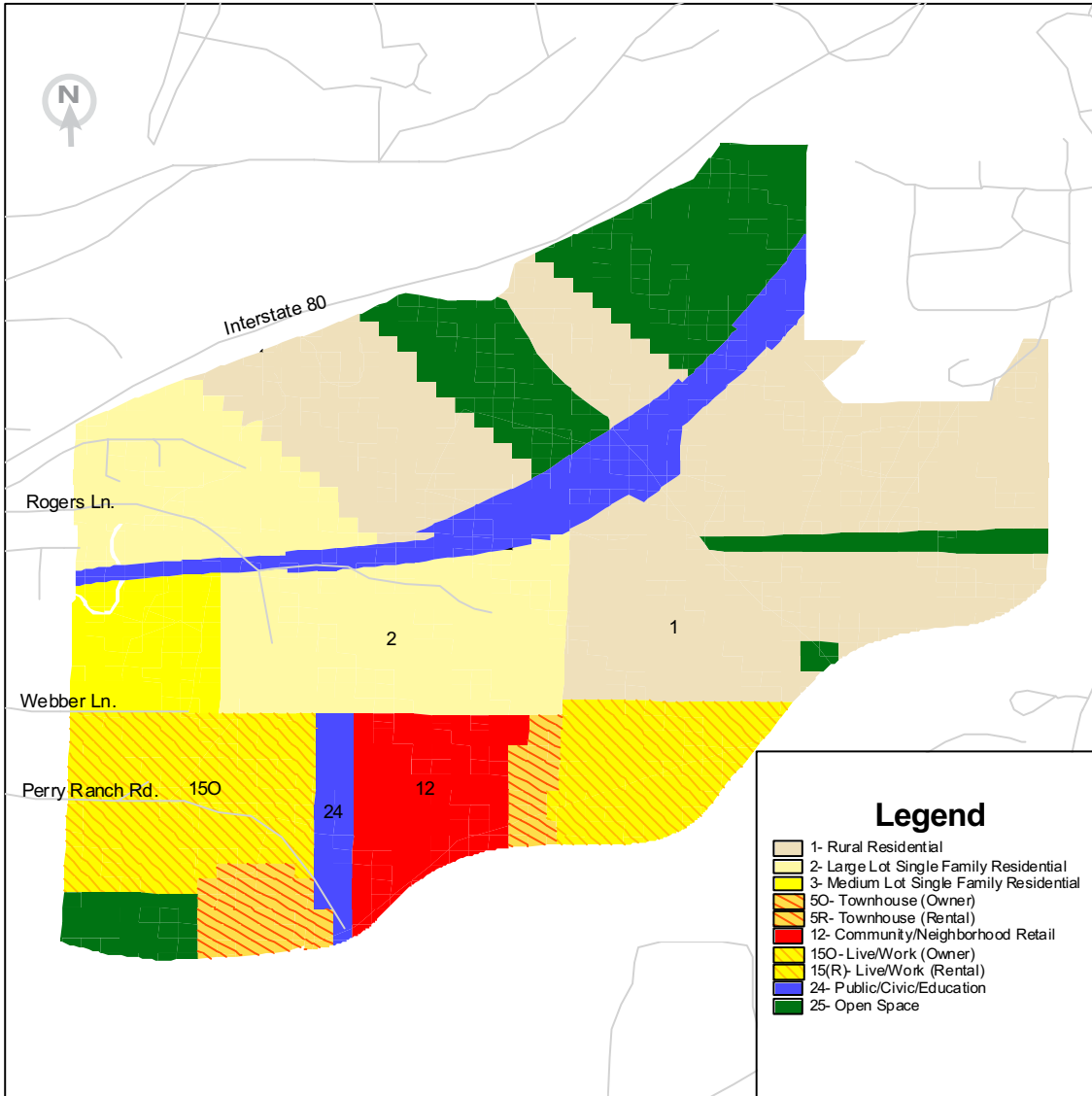


Auburn Greenfield



Key Land Uses Featured



2 Large Lot Single Family Residential



1 Rural Residential



12 Community/Neighborhood Retail



24 Public/Civic/Education

Key Elements of the Base Case

Participants decided to keep about half of this site open space and rural residential due to the lack of access and environmental constraints, such as the steep slopes. The rest was changed to large and medium lot single-family, live/work, townhomes, and retail. Specific features of the plan include:

- Fire department in the southwest area
- Open space corridors throughout the study area

Resulted in the following changes from the base case:

- Capacity for 2,500 more employees
- Capacity for 2,100 more dwelling units
- Improved land use mix from 23 to 1 employee per dwelling unit

PLACE³S Indicators

Total Employees	3,027
Total Residents	4,469
Employees per Dwelling Unit	1
Pedestrian Friendliness (1 = worst, 5 = best)	2
Change in Vehicle Miles Traveled per Household from Base Case*	-42%

**See Auburn Greenfield Detailed Indicators for more information*

3000 S Street,
 Suite 300
 Sacramento, CA
 95816

tel 916.457.2264
 fax 916.457.3299
 tdd 916.737.1718
 www.sacog.org

DETAILED INDICATORS

Auburn Greenfield

**Table 2
Smart
Growth**

**Base
Case**

Total Employees	505	3,027
Total Dwelling Units	22	2,079
Total Residents	60	4,469
Employees per Dwelling Unit	23	1
Retail Jobs	0	1,074
Office Jobs	0	1,315
Industrial Jobs	0	0
Public Jobs	505	638
Pedestrian Friendliness (1 = worst, 5 = best)	2	2

Transportation PLACE³S Indicators Changes from Base Case*

**Table 2
Smart
Growth**

**Base
Case**

Change in VT per Household	0%	-21%
Change in VMT per Household	0%	-42%
Change in VT per Retail Job	0%	-47%
Change in VMT per Retail Job	0%	-55%
Change in VT per Non-Retail Job	0%	-27%
Change in VMT per Non-Retail Job	0%	-50%

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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