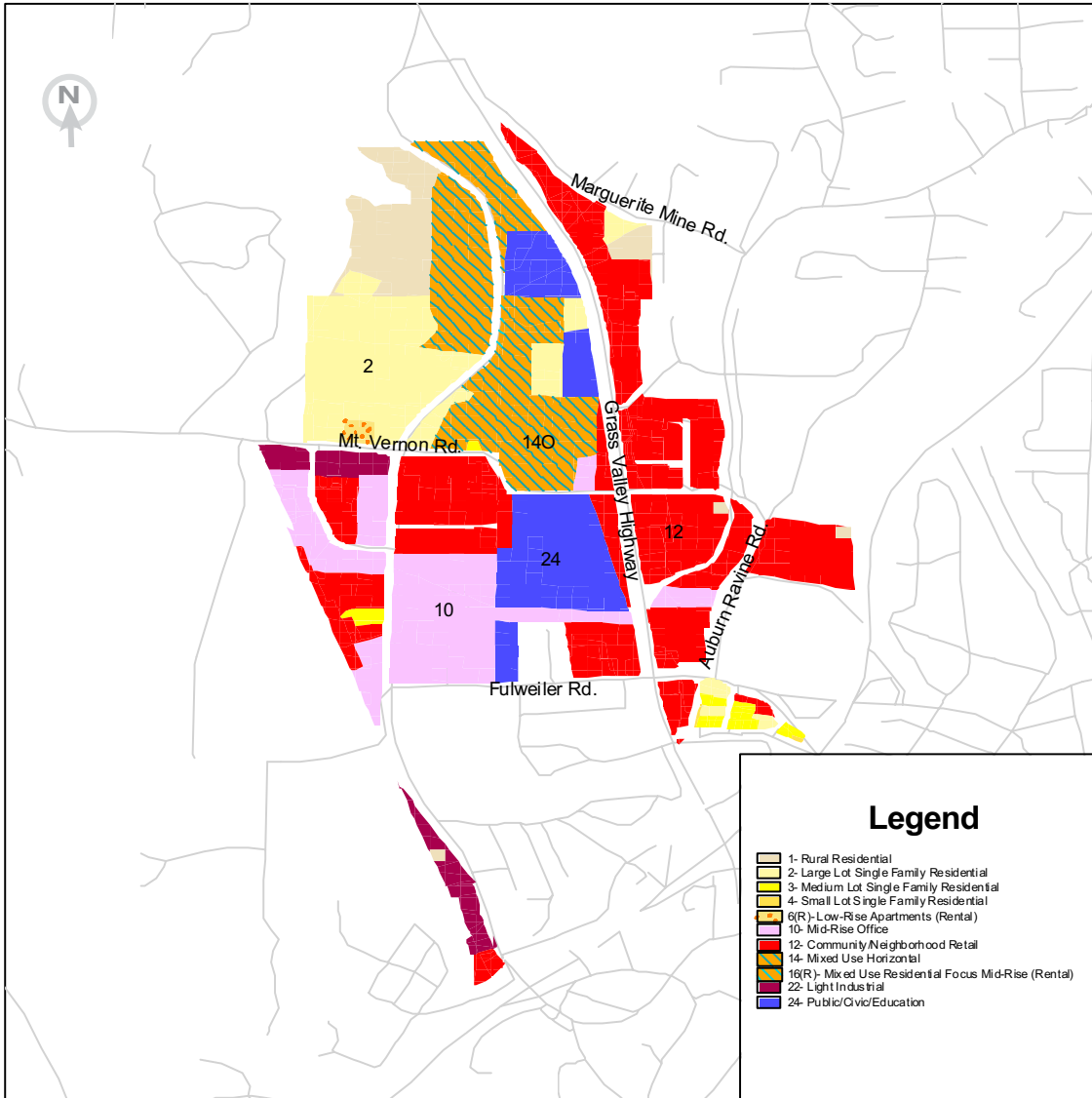


Auburn Infill



Key Land Uses Featured



2 Large Lot Single Family Residential



14 Mixed-Use Retail/ Residential Horizontal



12 Community/ Neighborhood Retail



24 Public/Civic/ Education



10 Mid-Rise Office

Key Elements of the Base Case

The City of Auburn is considering designating this study area a redevelopment area. It contains retail sites, some suitable for redevelopment, and a number of vacant parcels. The total area is 241 acres. Specific features of the base case include:

- Horizontal mixed-use, mid-rise office, rural and large lot housing, public/civic
- Vacant parcels on Nevada St.
- **City zoning that allows housing in most commercial zones in area**

PLACE³S Indicators

Total Employees	7,751
Total Residents	1,185
Employees per Dwelling Unit	17.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	0%

*See Auburn Infill Detailed Indicators for more information

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Auburn Infill

	Base Case	Table 1 Smart Growth	Table 3 Smart Growth	Table 5 Smart Growth
Total Employees	7,751	10,580	8,973	7,107
Total Dwelling Units	441	850	1,571	1,536
Total Residents	1,185	1,535	2,988	3,016
Employees per Dwelling Unit	17.6	12.5	5.7	4.6
Retail Jobs	5,321	5,812	5,582	4,639
Office Jobs	1,819	3,880	2,522	1,642
Industrial Jobs	109	252	112	72
Public Jobs	501	637	757	755
Pedestrian Friendliness (1 = worst, 5 = best)	2.4	2.7	3.0	2.8

Transportation PLACE³S Indicators
 Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 3 Smart Growth	Table 5 Smart Growth
Change in VT per Household	0%	-16%	-18%	-20%
Change in VMT per Household	0%	-20%	-23%	-19%
Change in VT per Retail Job	0%	-11%	-20%	-9%
Change in VMT per Retail Job	0%	-10%	-19%	-9%
Change in VT per Non-Retail Job	0%	-3%	-9%	-14%
Change in VMT per Non-Retail Job	0%	-2%	-19%	-25%

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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