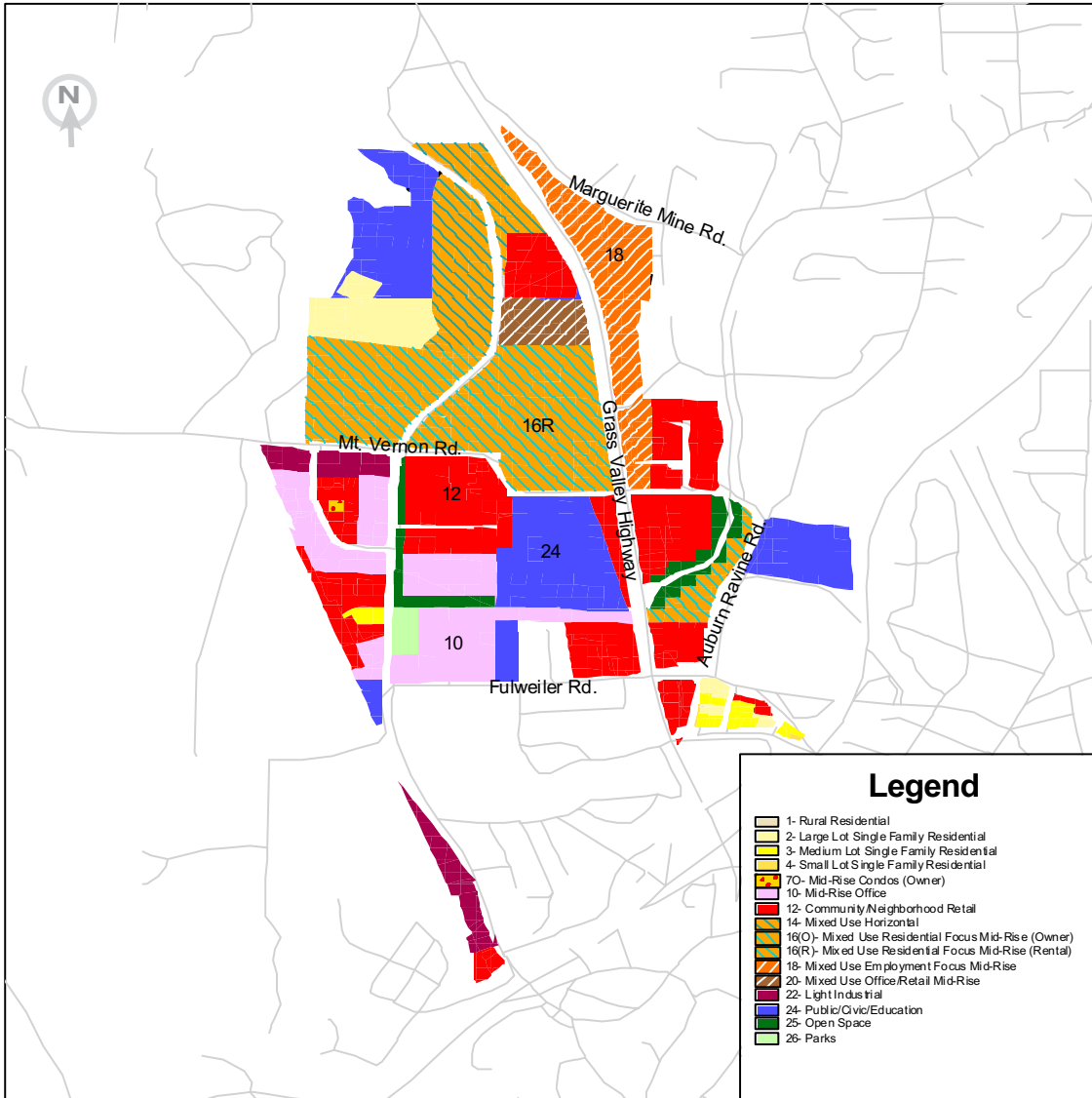


TABLE 3

Auburn Infill— Smart Growth Scenario



Key Land Uses Featured



18 Mixed-Use Employment Focus Mid-Rise



16 Mixed-Use Residential Focus Mid-Rise



12 Community/Neighborhood Retail



24 Public/Civic/Education



10 Mid-Rise Office

Key Elements of Planning Scenario

This group decided to reshape Rt. 49 into a “French Boulevard,” improving traffic and pedestrian friendliness throughout the study area. Specific features of the plan include:

- Biking/walking pathway along Auburn Ravine Rd. to Rt. 49
- Large mid-rise mixed-use residential area surrounding the theater in the north end of the study area
- Increased bus service to E.V. Cain Middle School to alleviate traffic during peak hours
- Bike trail along the entire west side of the study area

Resulted in the following changes from the base case:

- Capacity for 1,200 more employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 18 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	8,973
Total Residents	2,988
Employees per Dwelling Unit	5.7
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-23%

*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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