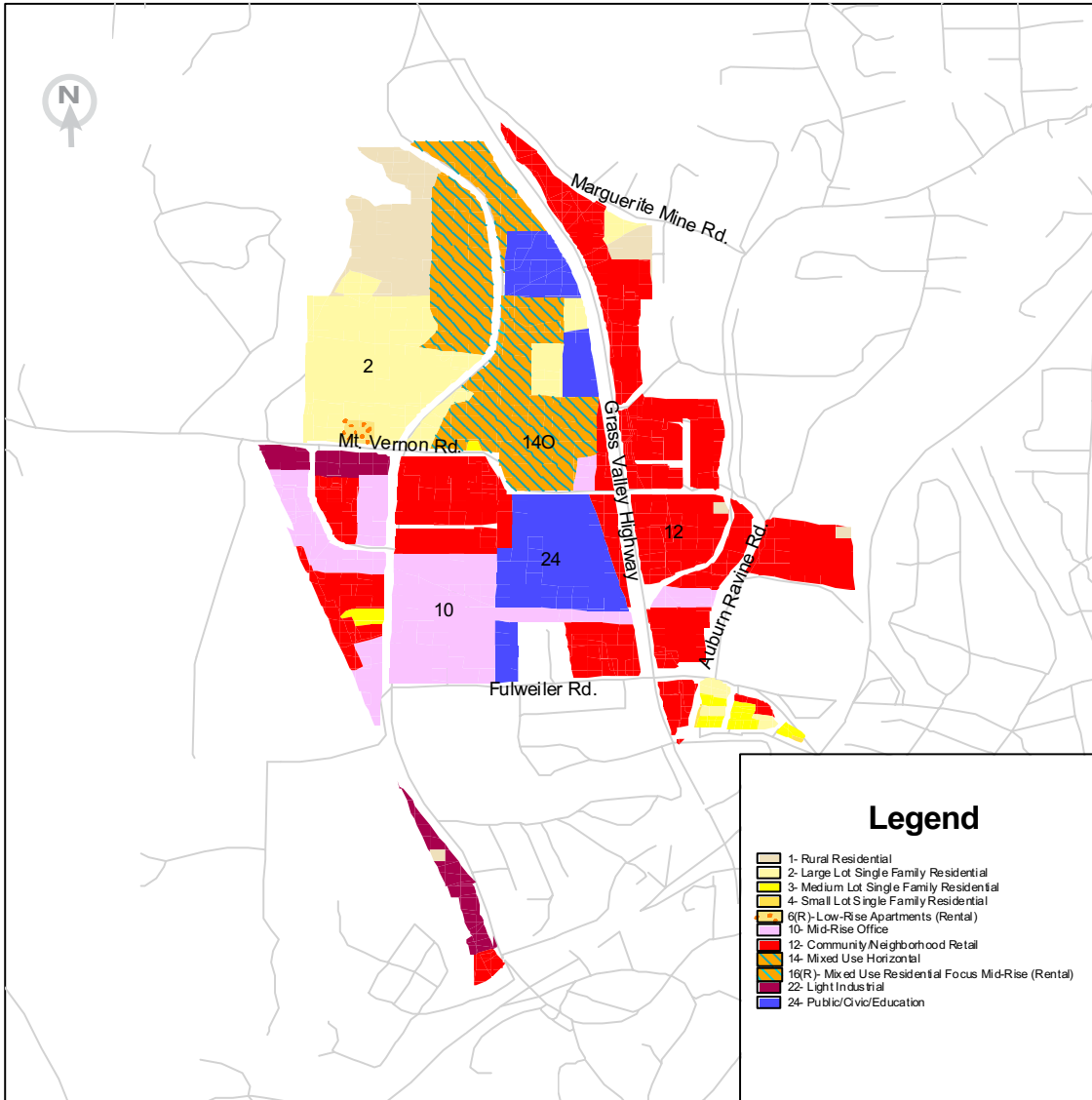


Auburn Infill



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%

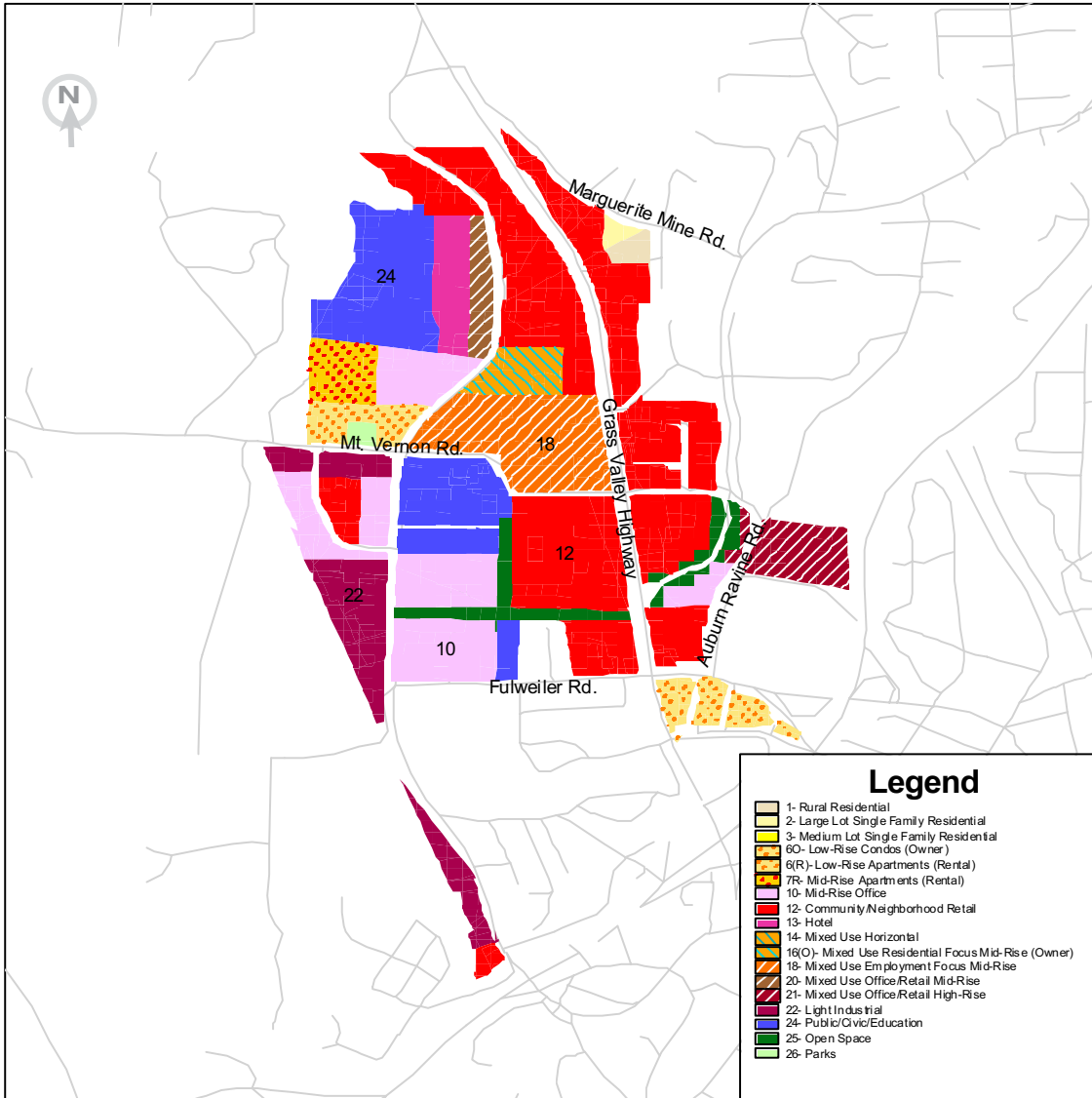
*See Auburn Infill Detailed Indicators for more information

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TABLE 1

Auburn Infill— Smart Growth Scenario



Key Land Uses Featured



24 Public/Civic/Education



18 Mixed-Use Employment Focus Mid-Rise



12 Community/Neighborhood Retail



10 Mid-Rise Office

Key Elements of Planning Scenario

Citizens at this table chose to improve pedestrian friendliness while increasing retail and mixed-uses throughout the study area. Specific features of the plan include:

- Hotel/convention center on Nevada St.
- Open space bikeway running from Auburn Ravine Rd. down to Fulweiler Ave.
- Medical offices on Nevada St.
- Low-income housing at the intersection of Nevada St. and Mount Vernon Rd.

Resulted in the following changes from the base case:

- Capacity for 2,800 more employees
- Capacity for 400 more dwelling units
- Improved land use mix from 18 to 12 employees per dwelling unit

PLACE³S Indicators

Total Employees	10,580
Total Residents	1,535
Employees per Dwelling Unit	12.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.7
Change in Vehicle Miles Traveled per Household from Base Case*	-20%

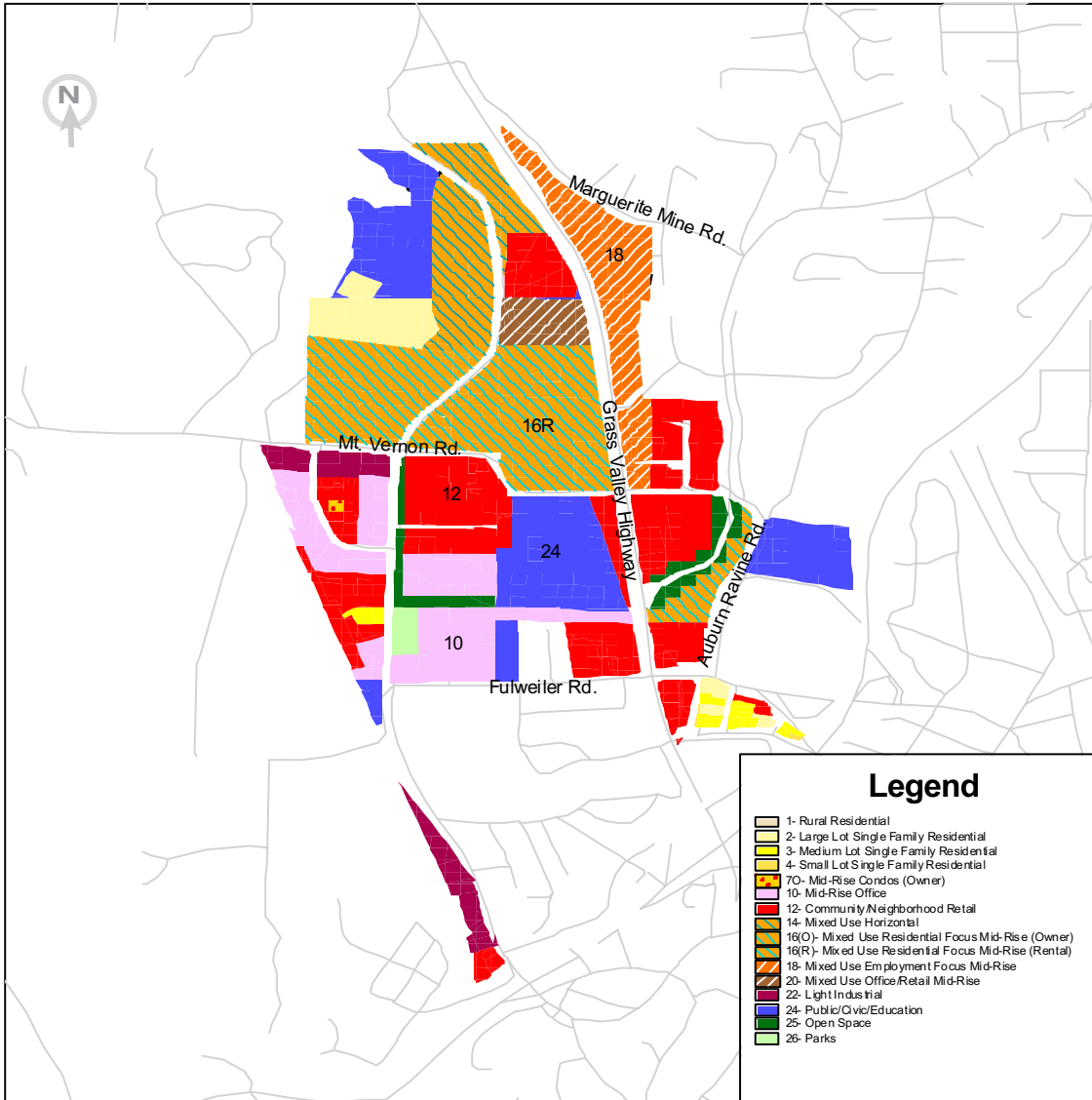
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TABLE 3

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%

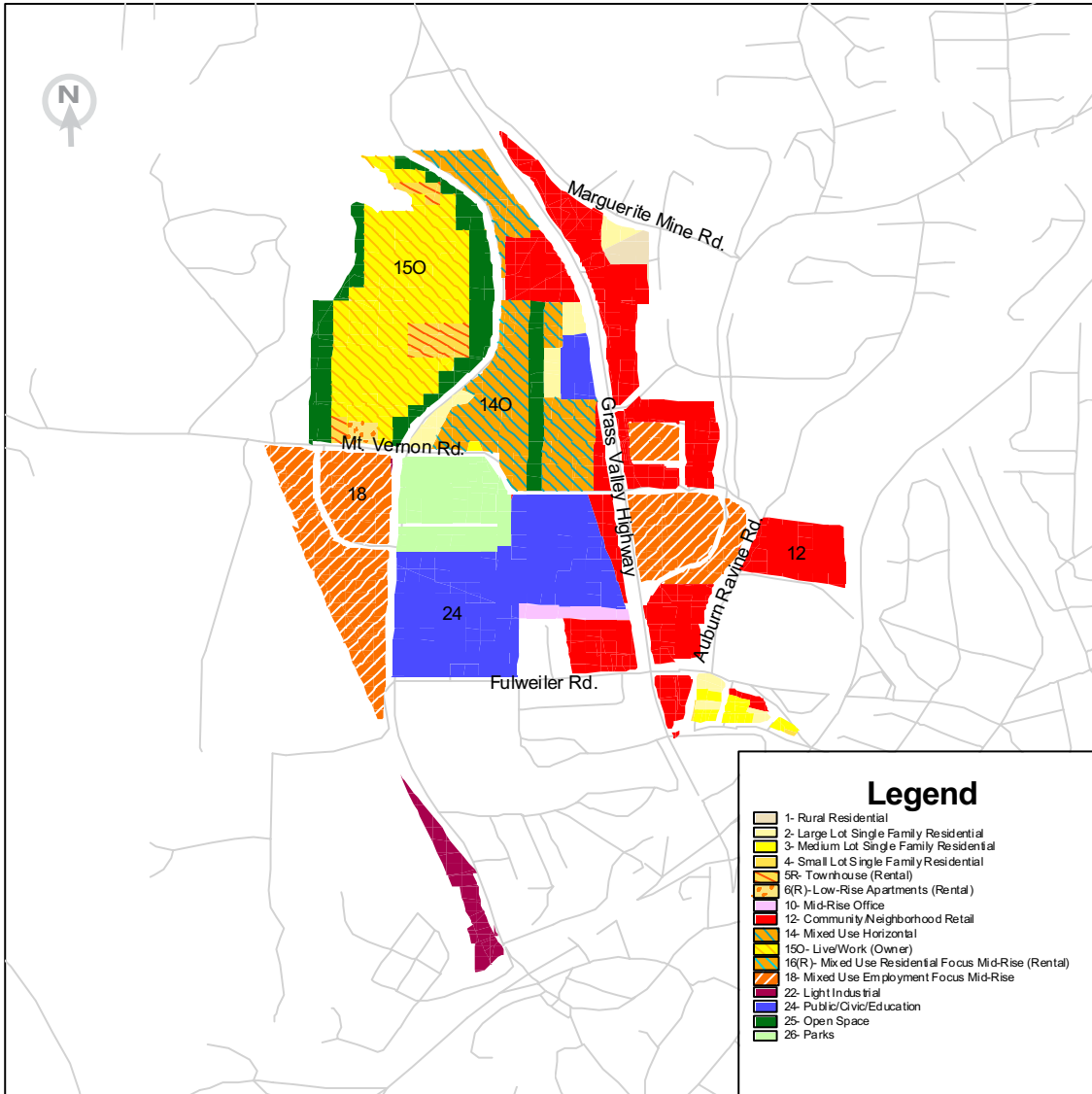
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TABLE 5

Auburn Infill— Smart Growth Scenario



Key Land Uses Featured



15 Live/Work



14 Mixed-Use Retail/ Residential Horizontal



18 Mixed-Use Employment Focus Mid-Rise



12 Community/ Neighborhood Retail



24 Public/Civic/ Education

Key Elements of Planning Scenario

The goal for this group was to provide a variety of housing while utilizing mixed-use development wherever possible. Another priority was to use the retail sites between Rt. 49 and Mikkelson Dr. more efficiently. Specific features of the plan include:

- Converting Easley’s Nursery into a park
- Townhouse development surrounded by open space corridors to the east and west
- Landscape and beautify Rt. 49 to make it pedestrian friendly
- Open space corridor connecting the theater and E.V. Cain Middle School

Resulted in the following changes from the base case:

- Capacity for 600 less employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 18 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	7,107
Total Residents	3,016
Employees per Dwelling Unit	4.6
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-19%

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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

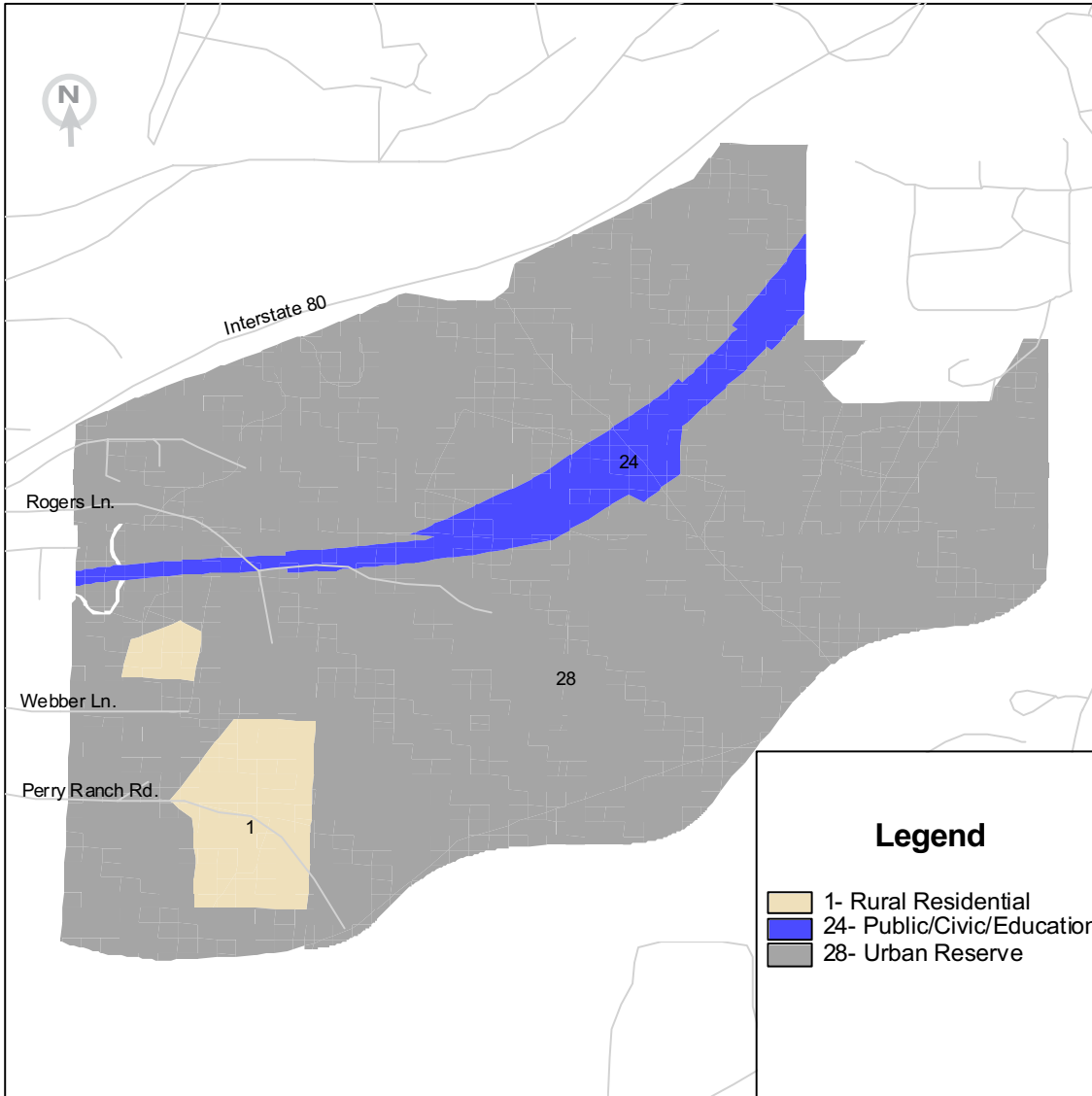
VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* 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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Auburn Greenfield



Key Land Uses Featured



24 Mid-Rise Office



28 Urban Reserve



1 Rural Residential

Key Elements of the Base Case

This site has a beautiful location with significant potential for development. Containing 48 acres, the site is mostly forest and wetlands open space land use designated as urban reserve. Specific features of the base case include:

- Two railroad lines
- Steep hill slope
- Wetlands
- Some rural residential housing
- Rt. 49 traffic noise

PLACE³S Indicators

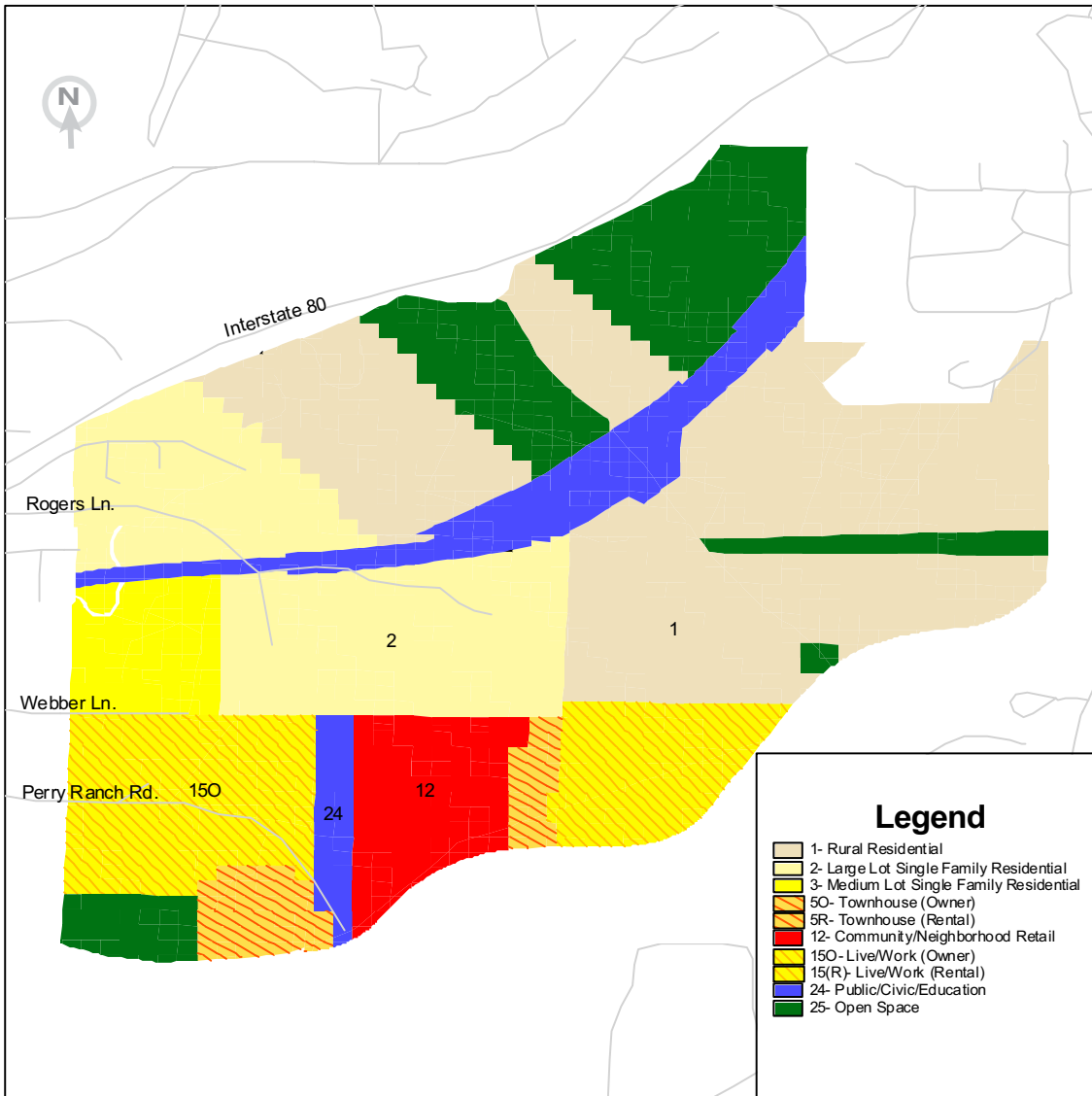
Total Employees	505
Total Residents	60
Employees per Dwelling Unit	23
Pedestrian Friendliness (1 = worst, 5 = best)	2
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Auburn Greenfield Detailed Indicators for more information*

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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%

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DETAILED INDICATORS

Auburn Greenfield

**Table 2
Smart
Growth**

	Base Case		Smart Growth
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		Smart Growth
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

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