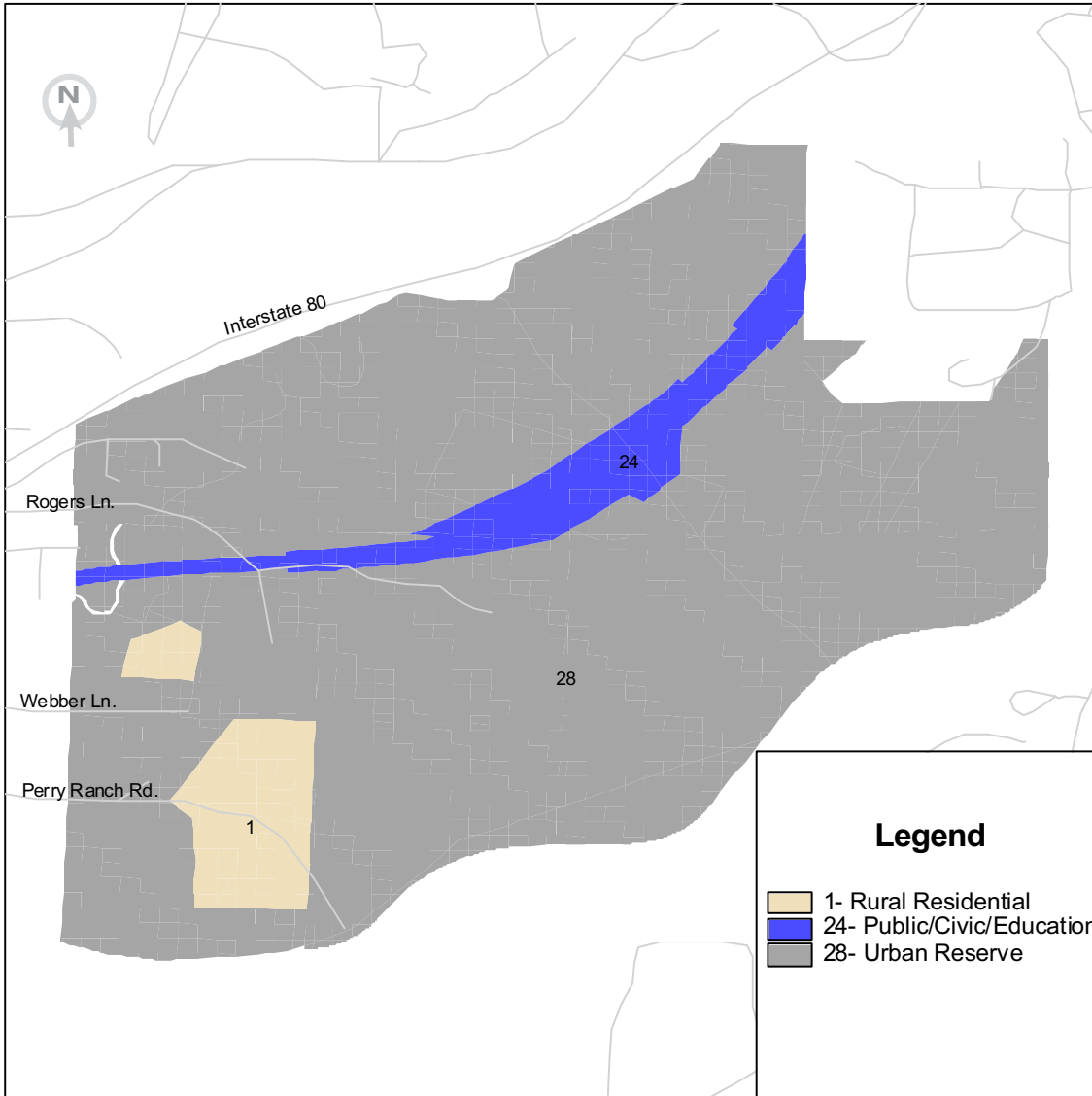


Auburn Greenfield



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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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

* 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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