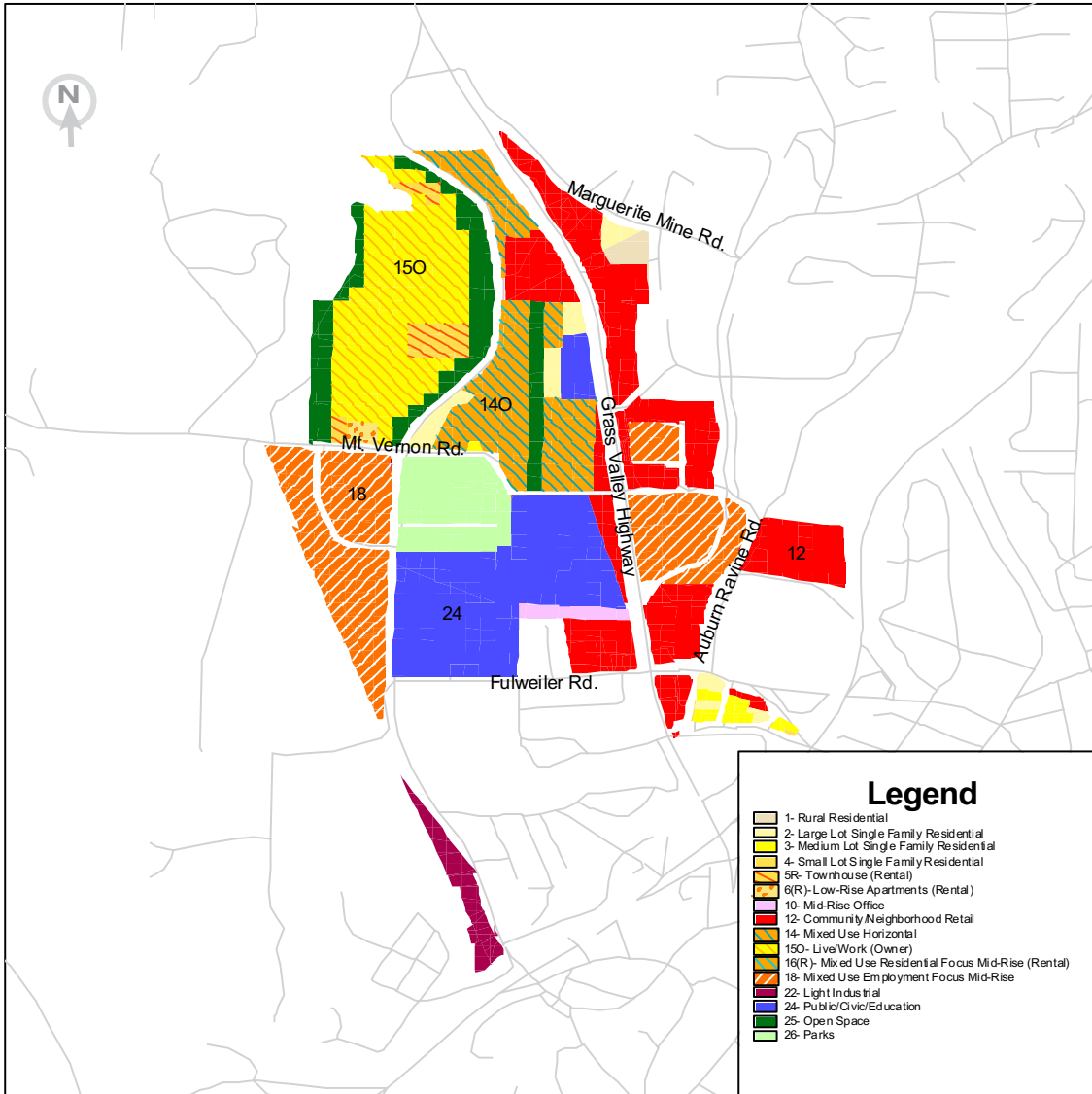


TABLE 5

**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

**PLACE<sup>3</sup>S 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%

*\*See Auburn Infill 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

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 PLACE<sup>3</sup>S 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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