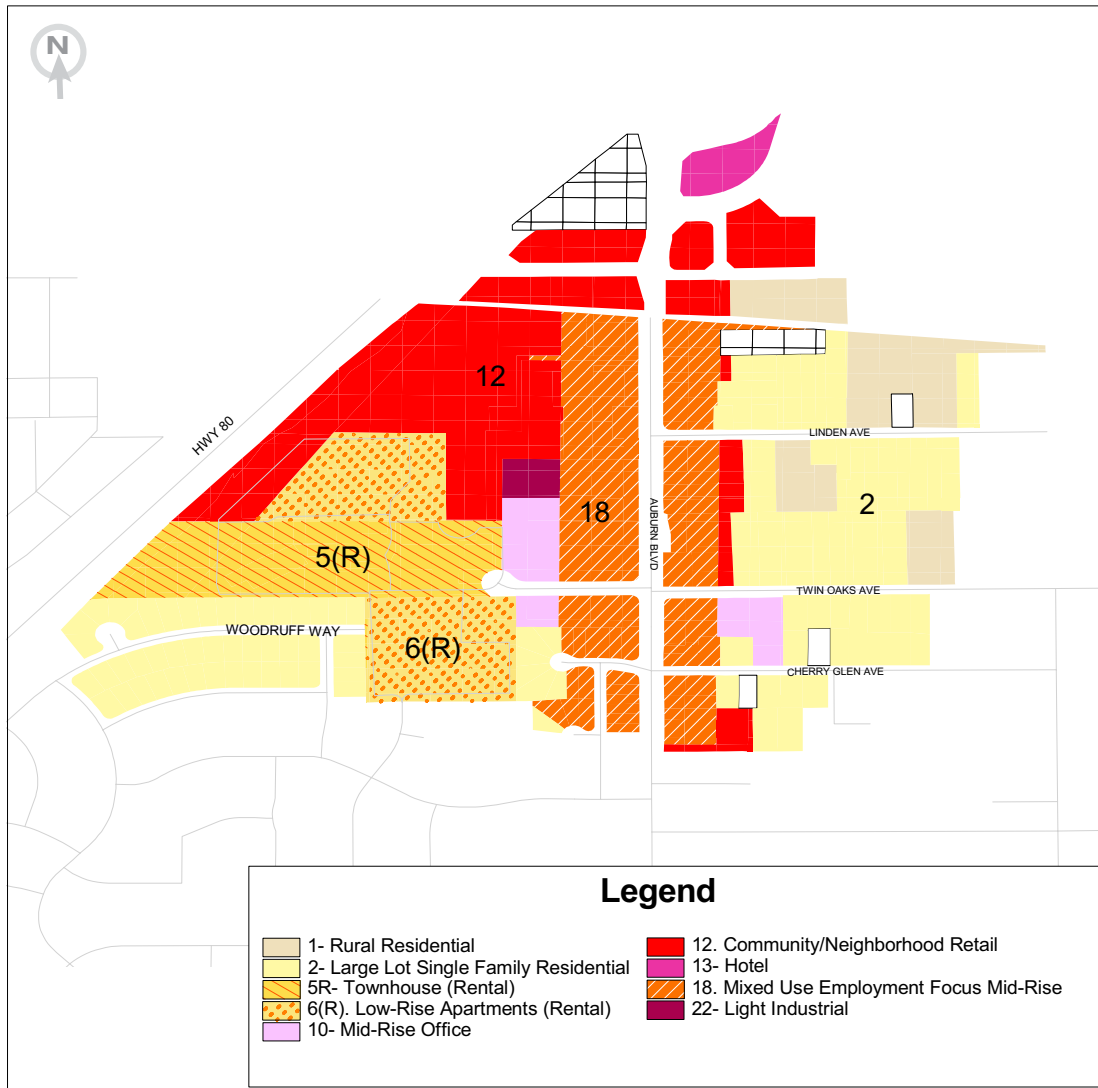


Auburn Boulevard — Alternative Scenario



Key Land Uses Featured



12 Community/ Neighborhood Retail



2 Large-lot Single Family Residential



18 Mixed-use Employment Focus Mid-rise



5(R) Townhouse (rental)



6(R) Low-rise Condos (rental)

Key Elements of Planning Scenario

- “Gateway” at north entrance
- Mixed use employment focus mid-rise and mixed use office/retail mid-rise along Auburn
- Hotel in northeast sector

PLACE³S Indicators

Total Employees	2,050
Total Dwelling Units	676
Total Residents	1,910
Employees/Dwelling Unit	3.03
Retail Jobs	1,368
Office Jobs	673
Industrial Jobs	10
Public Jobs	0
Pedestrian Friendliness (5 = exceptionally good)	2.62
Total Peak Hour Trips	866
Vehicle Miles Traveled (energy use and air emissions)/Capita Change (from current conditions)	-38%
Vehicle Trips/Capita Change (from current conditions)	-12%

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