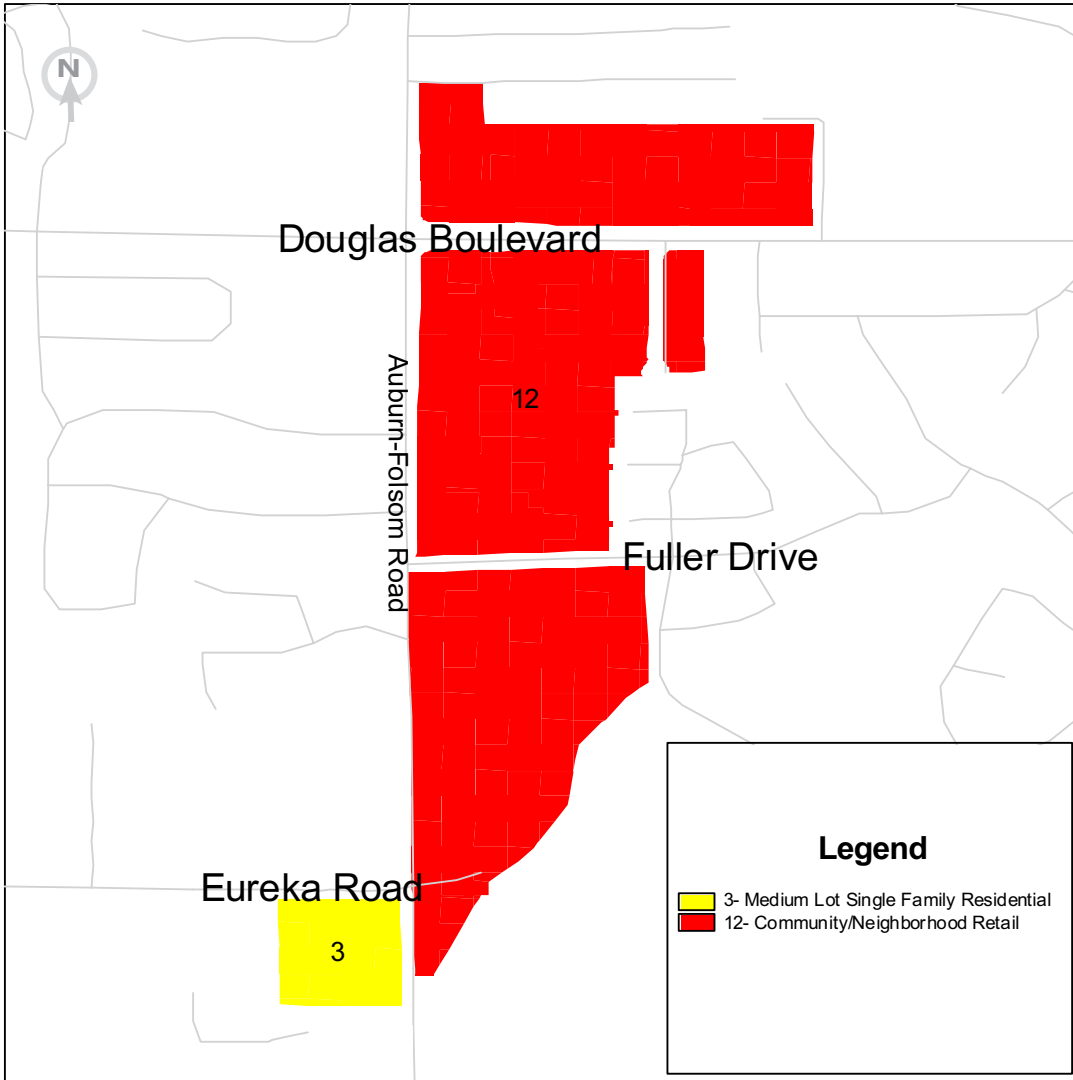


Granite Bay



Key Land Uses Featured



12 Community/ Neighborhood Retail



3 Medium Lot Single Family Residential

Key Elements of the Base Case

This site is a large retail area with opportunities for revitalization. Plans are underway for a county road-widening project on Auburn-Folsom Rd. Specific features of the base case include:

- Capacity for intensifying retail and commercial centers
- Vacant parcels in the north and south ends zoned for retail use

PLACE³S Indicators

Total Employees	2,443
Total Residents	64
Employees per Dwelling Unit	105.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Granite Bay Detailed Indicators for more information*

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DETAILED INDICATORS

Granite Bay

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Total Employees	2,443	1,580	1,304
Total Dwelling Units	23	559	354
Total Residents	64	1,023	776
Employees per Dwelling Unit	105.1	2.8	3.7
Retail Jobs	2,443	851	515
Office Jobs	0	681	723
Industrial Jobs	0	0	0
Public Jobs	0	48	65
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	3.0	3.0

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Change in VT per Household	0%	-21%	-21%
Change in VMT per Household	0%	-44%	-41%
Change in VT per Retail Job	0%	-37%	-37%
Change in VMT per Retail Job	0%	-48%	-47%
Change in VT per Non-Retail Job	0%	-44%	-44%
Change in VMT per Non-Retail Job	0%	-55%	-53%

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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