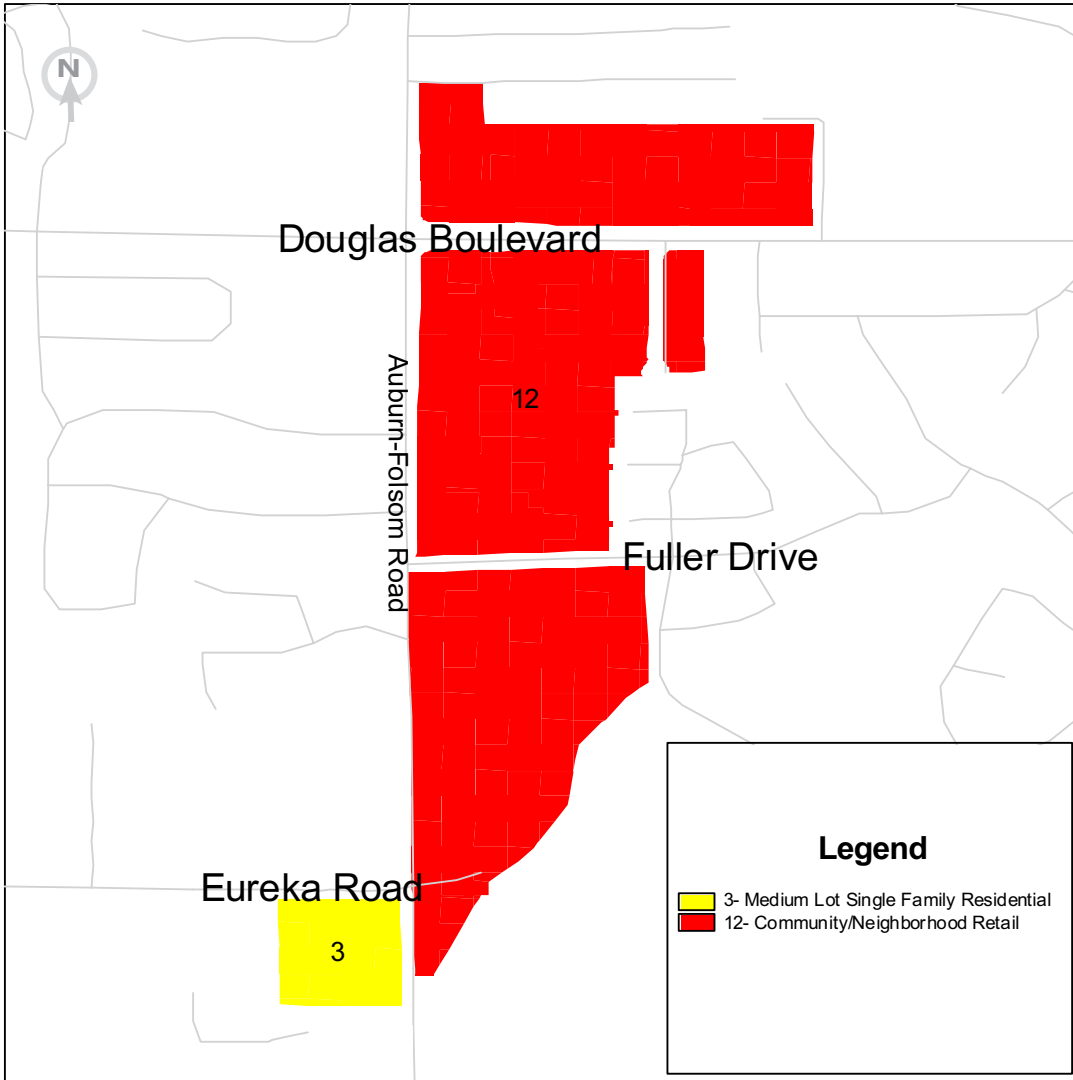


Granite Bay



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%

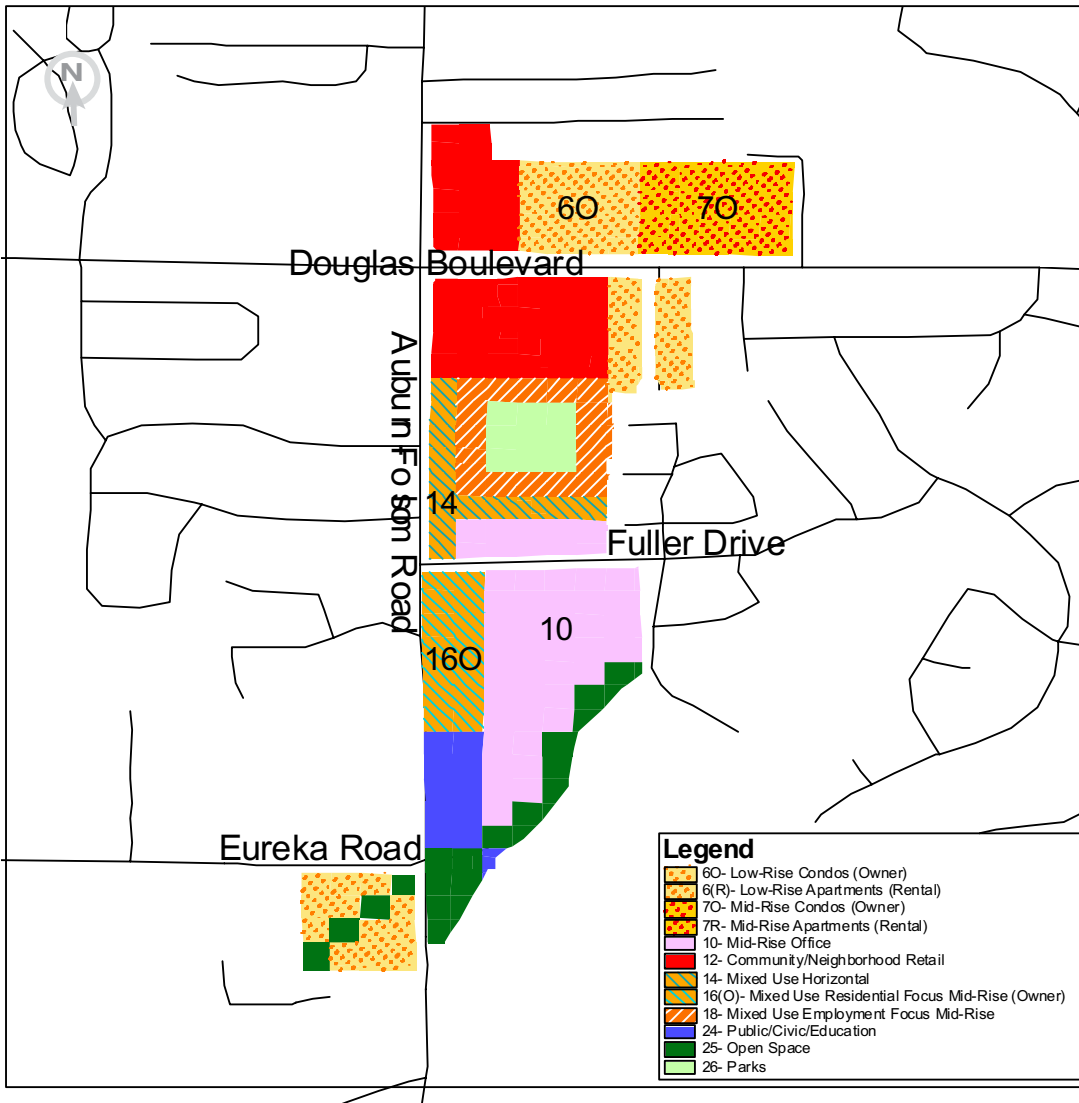
**See Granite Bay Detailed Indicators for more information*

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TABLE 1

Granite Bay— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



7 Mid-Rise Condos



14 Mixed-Use Retail/
Residential Horizontal



10 Mid-Rise Office



16 Mixed-Use
Residential Focus Mid-Rise

Key Elements of Planning Scenario

Citizens created a land use scenario with a three-story mixed-use plaza and a mixed-use corridor along Auburn-Folsom Blvd. to allow both residents and employees to walk to retail establishments. Specific features of the plan include:

- Civic center
- Three-story senior housing center along Douglas Blvd.
- Mid-rise office complex on Fuller Dr.
- Light rail service on Auburn-Folsom Rd.
- Pedestrian/bike crossings over Auburn-Folsom Rd.

Resulted in the following changes from the base case:

- Capacity for 900 fewer employees
- Capacity for 500 more dwelling units
- Improved land use mix from 105 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,580
Total Residents	1,023
Employees per Dwelling Unit	2.8
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

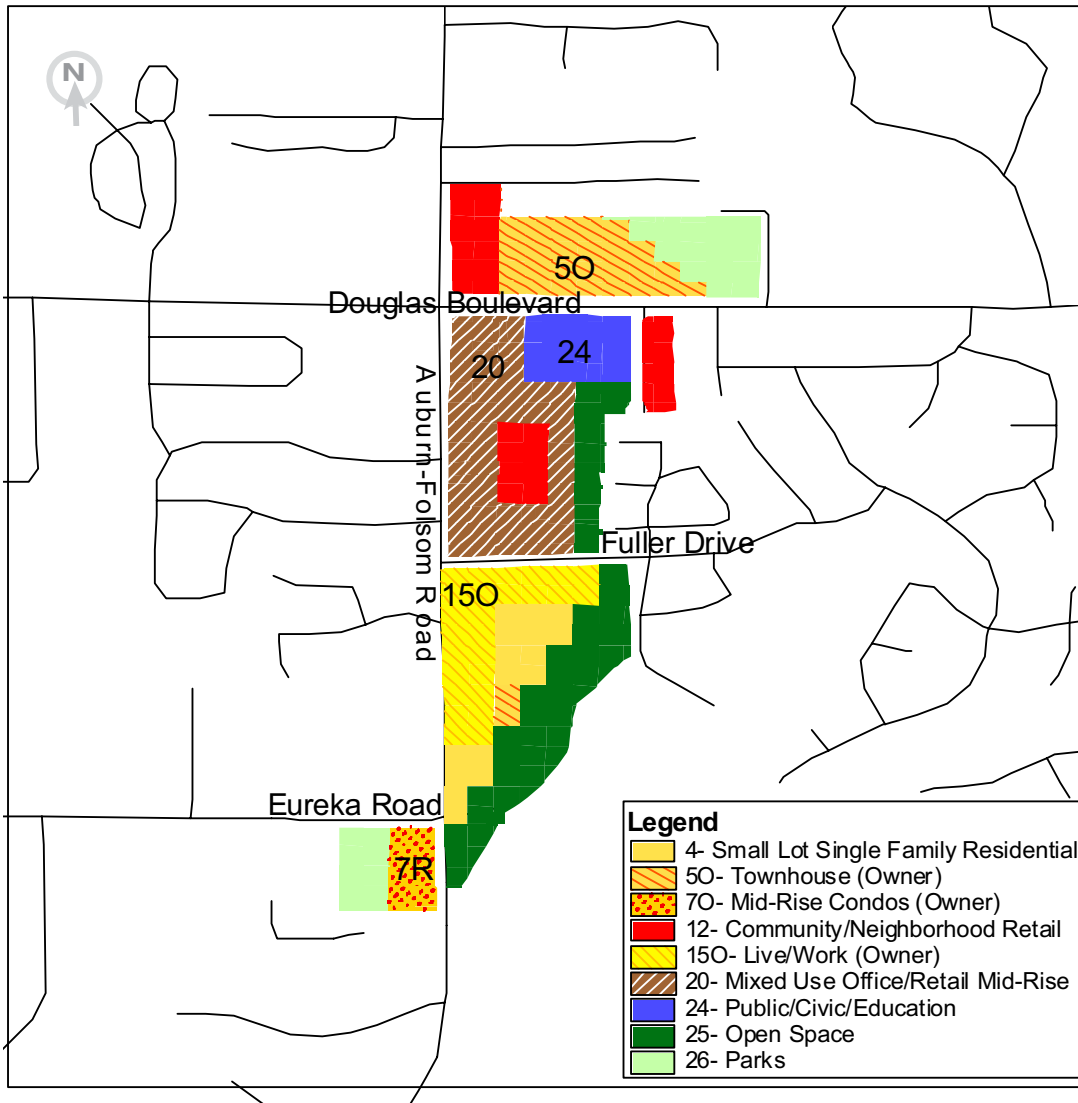
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TABLE 2

Granite Bay— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



24 Public/Civic/Education



20 Mixed-Use Retail/Office Mid-Rise



15 Live/Work



7 Mid-Rise Condos

Key Elements of Planning Scenario

Participants created a landscaped pedestrian corridor along Auburn-Folsom Blvd. to accommodate a new commercial “Town Front” consisting of mixed-use retail/office space and mixed-use retail/residential space. Specific features of the plan include:

- A community center on Douglas Blvd.
- Open space pathways connecting residential and retail areas
- Townhouse complex with large park facing Douglas Blvd.
- Mid-rise apartment complex on Eureka Rd.

Resulted in the following changes from the base case:

- Capacity for 1,100 fewer employees
- Capacity for 300 more dwelling units
- Improved land use mix from 105 to 4 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,304
Total Residents	776
Employees per Dwelling Unit	3.7
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-41%

*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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