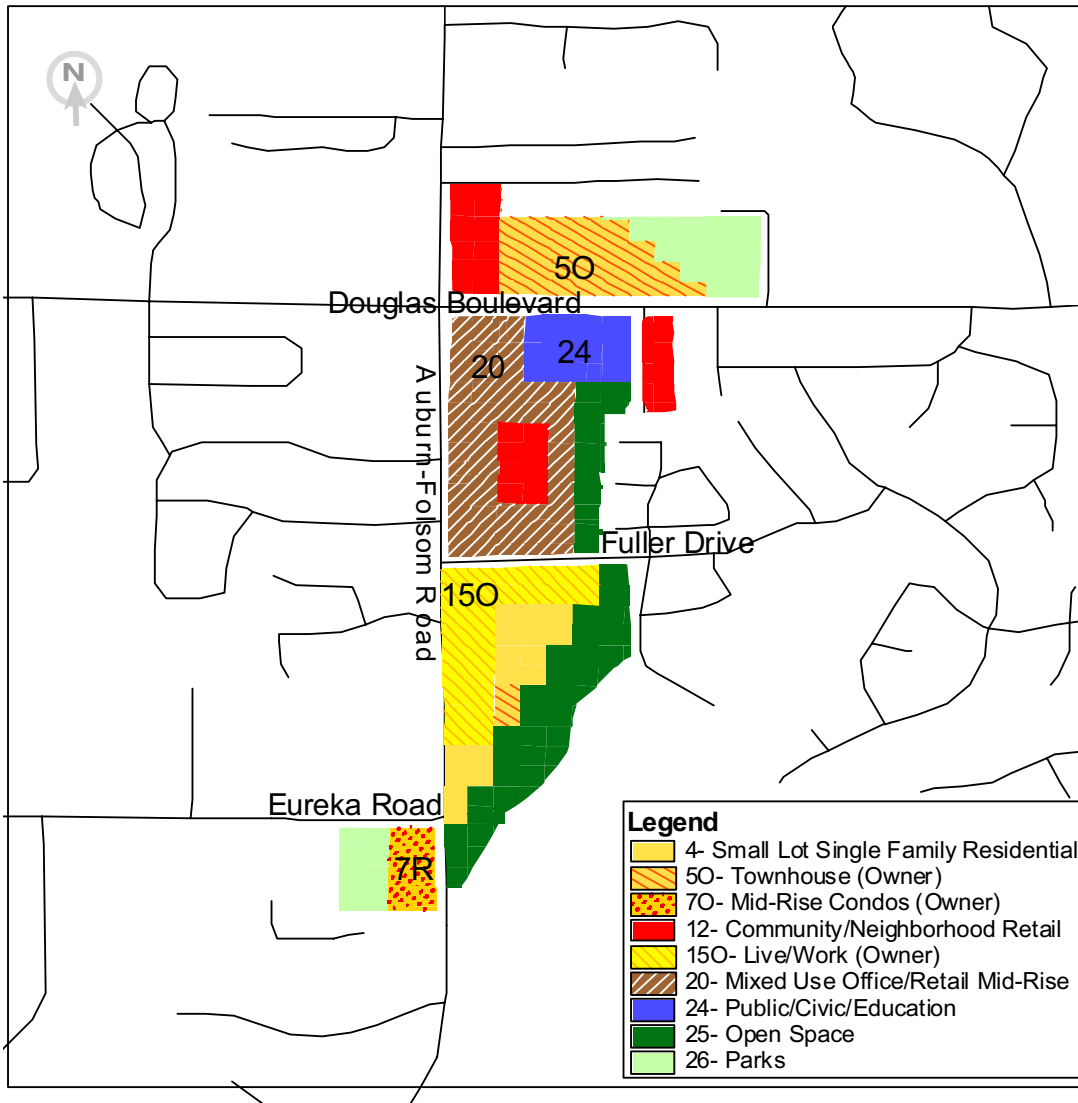


TABLE 2

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

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