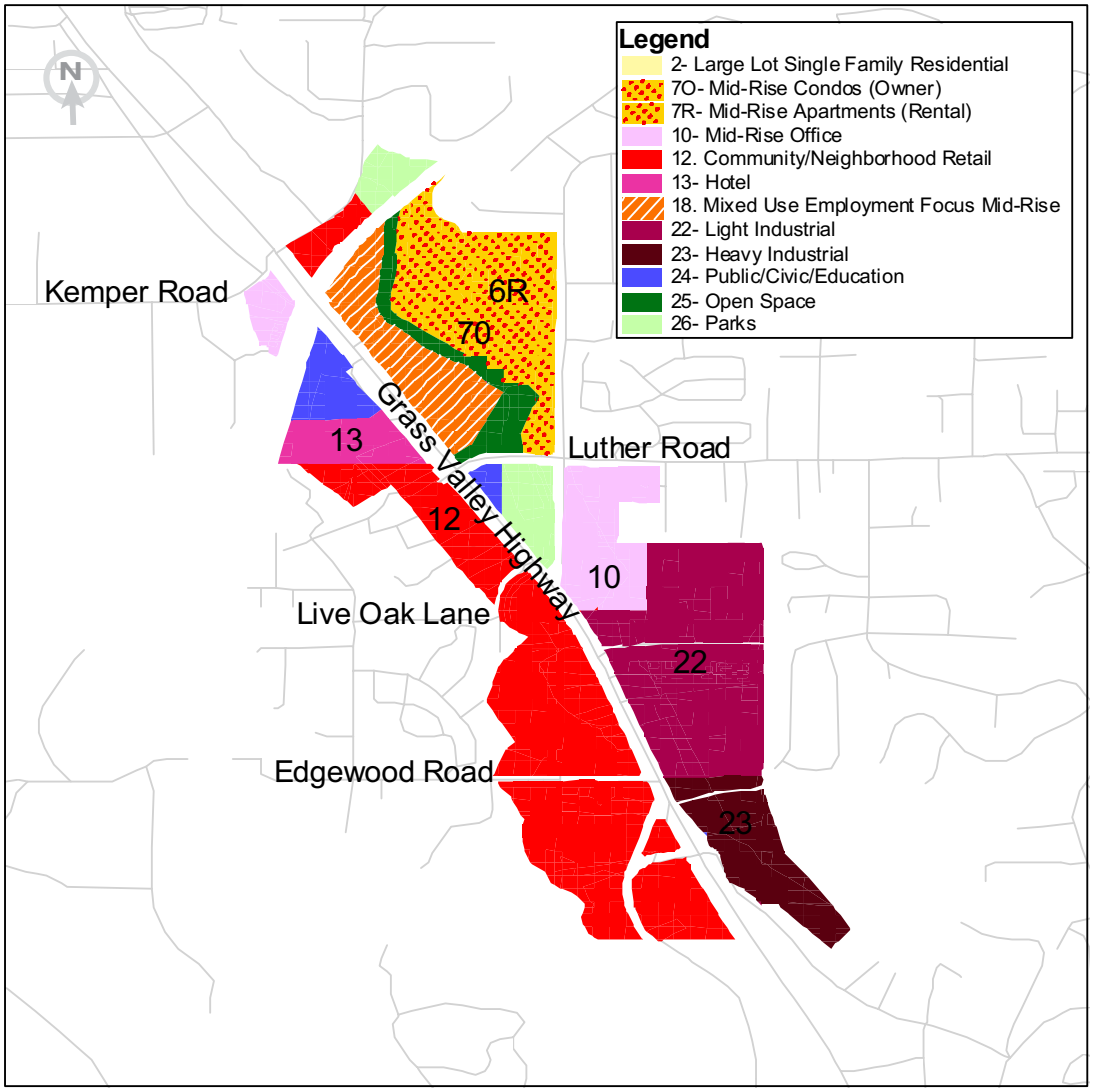
TABLE 5

North Auburn— Smart Growth Scenario



Key Land Uses Featured

6 Low-Rise Condos

7 Mid-Rise Condos

13 Hotel

12 Community/ Neighborhood Retail

10 Mid-Rise Office

Key Elements of Planning Scenario

The focus of this scenario was a series of frontage roads down the entire length of Grass Valley Hwy. to eliminate traffic congestion throughout the study area. An open space corridor connecting residential and retail areas to an intermodal transit station was also included to further eliminate congestion on Grass Valley Hwy. Specific features of the plan include:

- Low-rise and mid-rise apartment complex facing open space corridor
- Heavy industrial in southeast corner of study area
- Auto mall in southwest corner of study area
- Motel facing Grass Valley Hwy. next to intermodal transit station

Resulted in the following changes from the base case:

- Capacity for 600 fewer employees
- Capacity for 400 more dwelling units
- Improved land use mix from 8 to 5 employees per dwelling unit

PLACE^{3}S Indicators

Total Employees	6,399
Total Residents	2,176
Employees per Dwelling Unit	5.3
Pedestrian Friendliness (1 = worst, 5 = best)	2.5
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

**See North Auburn Detailed Indicators for more information*

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North Auburn

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Total Employees	6,990	6,399	7,094	6,969	5,413
Total Dwelling Units	858	1,209	1,341	1,970	1,081
Total Residents	1,625	2,176	2,523	3,623	2,094
Employees per Dwelling Unit	8.2	5.3	5.3	3.5	5.0
Retail Jobs	5,305	3,906	3,325	5,032	4,045
Office Jobs	1,144	1,691	3,656	1,593	1,021
Industrial Jobs	512	677	113	219	290
Public Jobs	29	126	0	125	57
Pedestrian Friendliness (1 = worst, 5 = best)	2.4	2.5	3.1	2.8	2.4

Transportation PLACE^{3}S Indicators Changes from Base Case*

	Base Case	Table 5 Smart Growth	Table 6 Smart Growth	Table 7 Smart Growth	Table 8 Smart Growth
Change in VT per Household	0%	-3%	-6%	-6%	-3%
Change in VMT per Household	0%	-7%	-6%	-9%	-7%
Change in VT per Retail Job	0%	-2%	-7%	-15%	-4%
Change in VMT per Retail Job	0%	-2%	-7%	-14%	-5%
Change in VT per Non-Retail Job	0%	8%	0%	-8%	-3%
Change in VMT per Non-Retail Job	0%	5%	-6%	-17%	-7%

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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