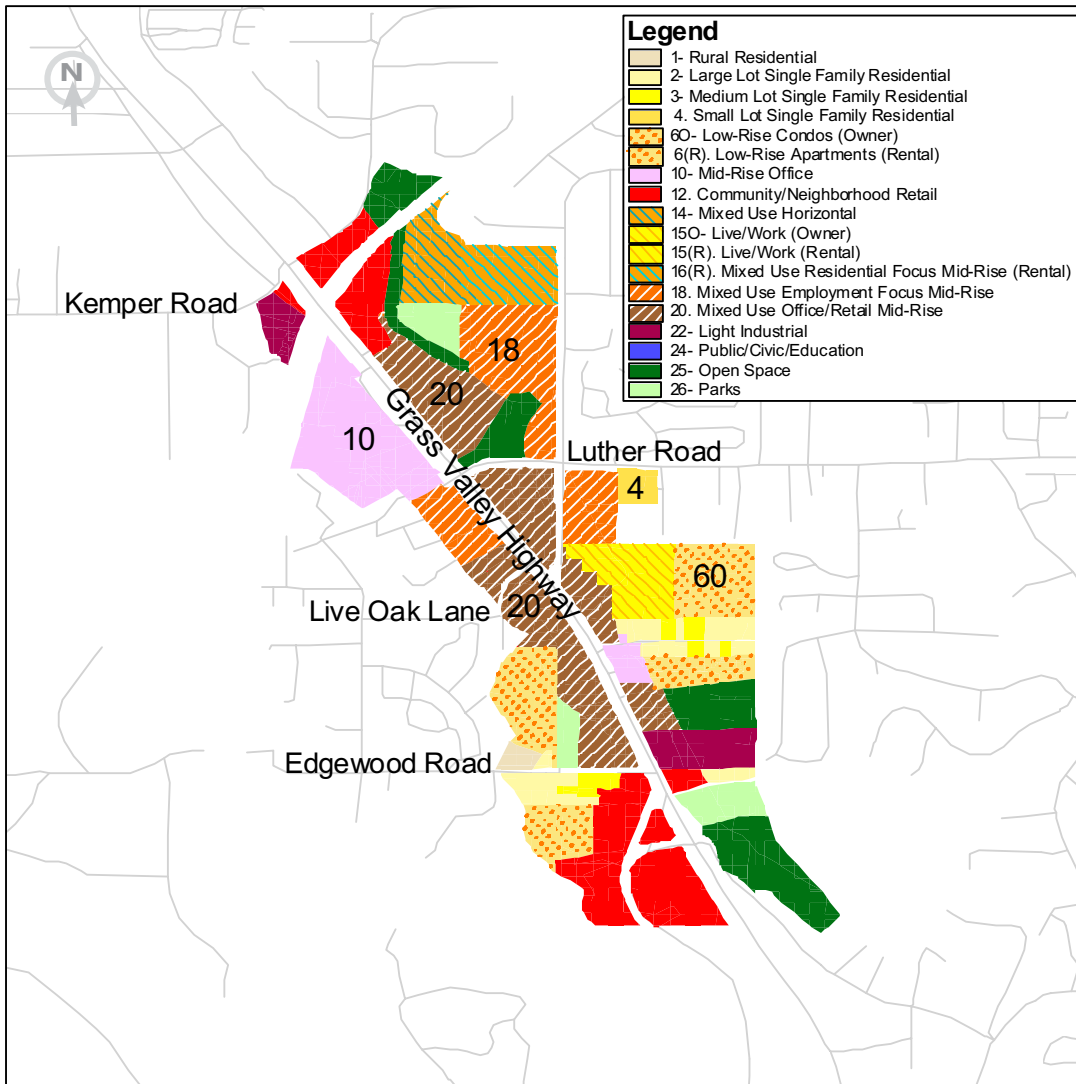


TABLE 6

North Auburn— Smart Growth Scenario



**Key Land Uses Featured**



**18** Mixed-Use Employment Focus Mid-Rise



**20** Mixed-Use Retail/Office Mid-Rise



**10** Mid-Rise Office



**4** Small Lot Single Family Residential



**6** Low-Rise Condos

**Key Elements of Planning Scenario**

A “Parisian Boulevard” with widened side streets and traffic circles was the main theme of this scenario. Mixed-use developments with a focus on retail and office were popular along the Grass Valley Hwy. corridor. Specific features of the plan include:

- Mid-rise office complex on the north end of the study area
- Bike pathways along the canal leading to the transit station
- Wide sidewalks
- Horizontal mixed-use complex with a focus on residential and retail near the Grass Valley Hwy. and railroad intersection

Resulted in the following changes from the base case:

- Capacity for 100 more employees
- Capacity for 500 more dwelling units
- Improved land use mix from 8 to 5 employees per dwelling unit

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

Total Employees .....	7,094
Total Residents .....	2,523
Employees per Dwelling Unit .....	5.3
Pedestrian Friendliness (1 = worst, 5 = best) .....	3.1
Change in Vehicle Miles Traveled per Household from Base Case* .....	-6%

*\*See North Auburn Detailed Indicators for more information*

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# DETAILED INDICATORS

## 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<sup>3</sup>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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