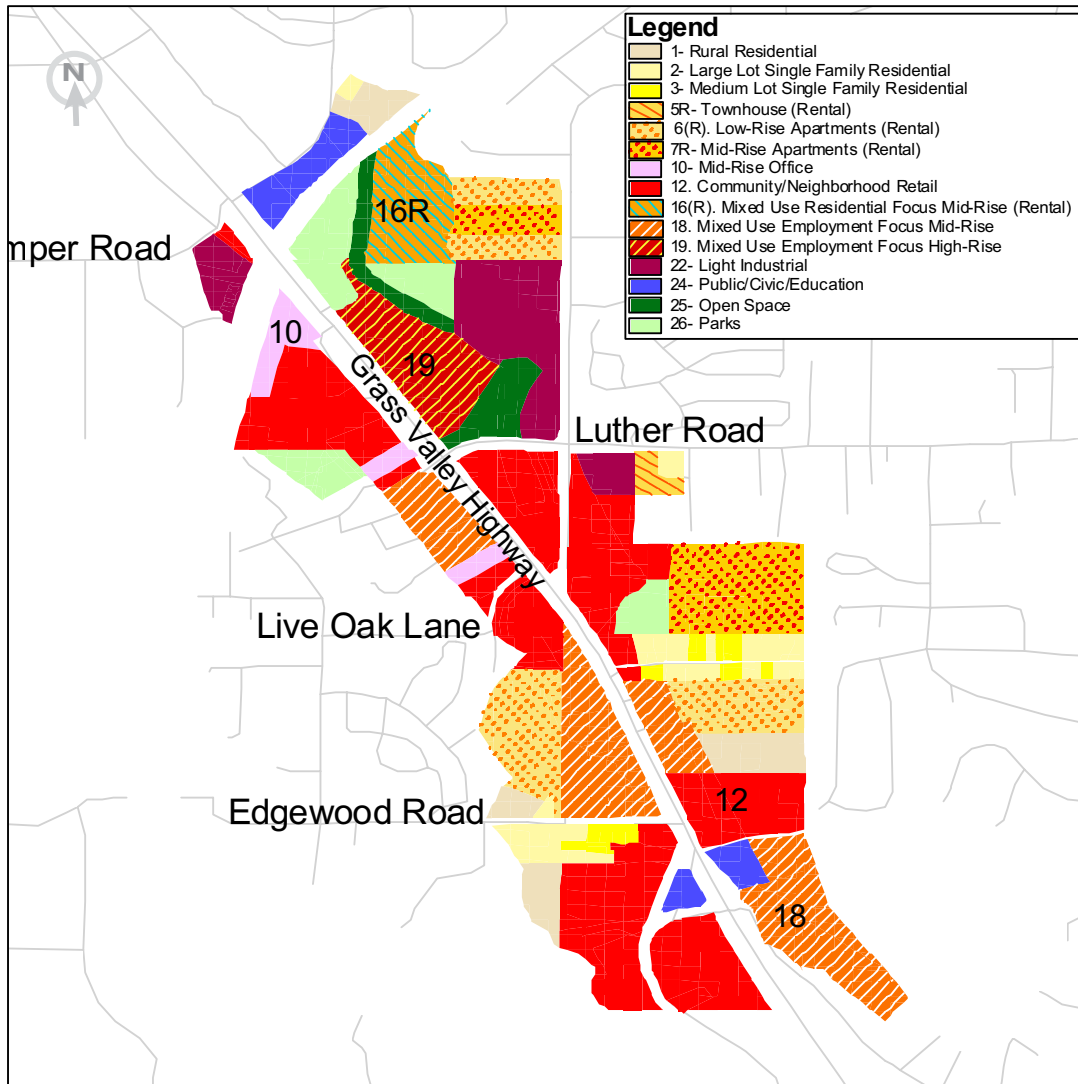


TABLE 7

North Auburn— Smart Growth Scenario



Key Land Uses Featured



16 Mixed-Use Residential Focus Mid-Rise



10 Mid-Rise Office



19 Mixed-Use Employment Focus High-Rise



12 Community/Neighborhood Retail



18 Mixed-Use Employment Focus Mid-Rise

Key Elements of Planning Scenario

Participants made biking and walking the main priorities in this land use scenario. The group designed trails to connect the north and south ends of the study area to retail and residential areas throughout the Grass Valley Hwy. corridor. Specific features of the plan include:

- Light rail station at intersection of Grass Valley Hwy. and railroad
- Mixed-use complex with focus on residential across from light rail station
- Bike and pedestrian bridges over the railroad and Grass Valley Hwy
- Toyota dealership in the south end of study area

Resulted in the following changes from the base case:

- Capacity for 50 more employees
- Capacity for 1,100 more dwelling units
- Improved land use mix from 8 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,969
Total Residents	3,623
Employees per Dwelling Unit	3.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-9%

**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 PLACE³S 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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