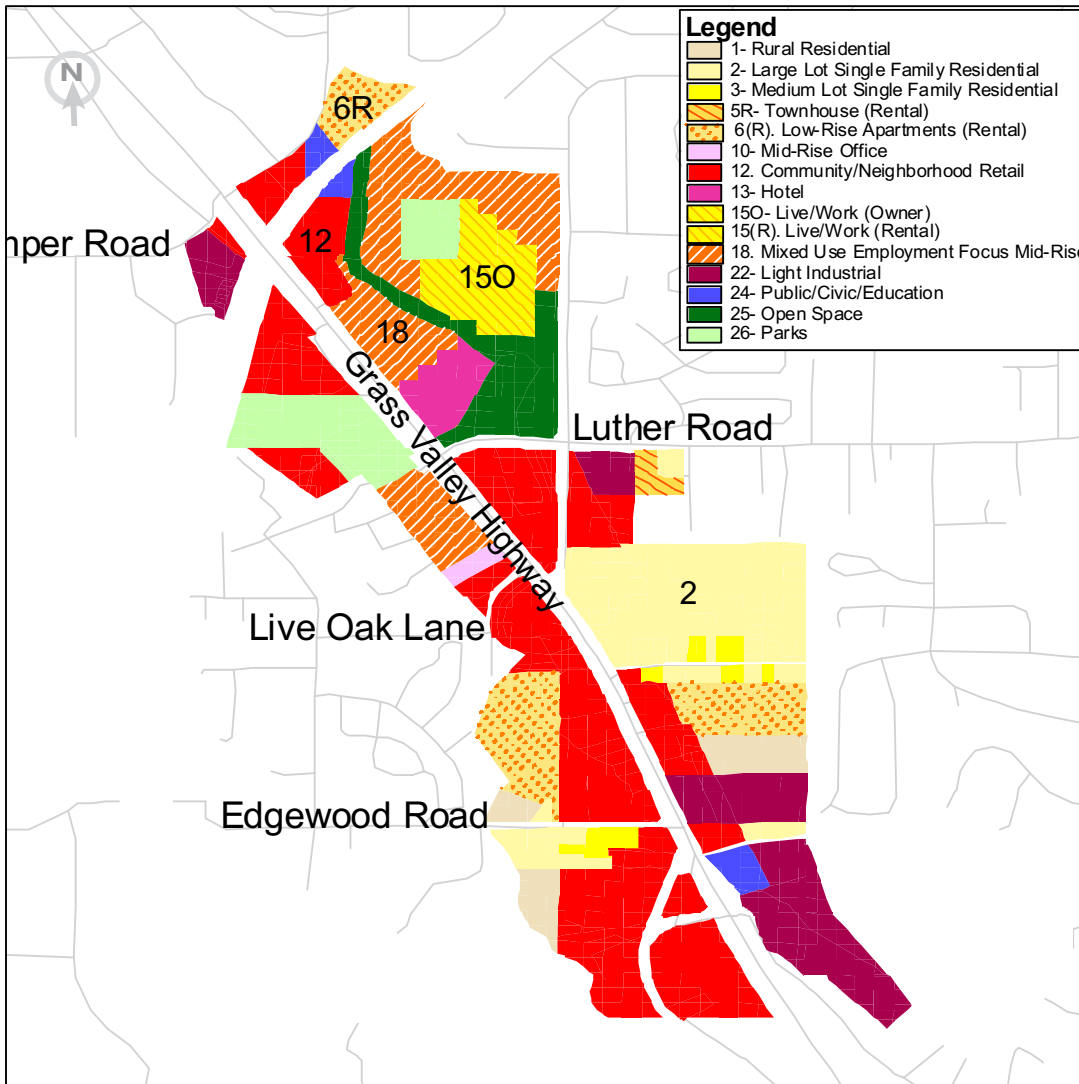


North Auburn— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



12 Community/ Neighborhood Retail



15 Live/Work



18 Mixed-Use Employment Focus Mid-Rise



2 Large Lot Single Family Residential

Key Elements of Planning Scenario

Citizens created mixed-use town square with an elaborate street network for increased access to retail and to decrease traffic congestion on Grass Valley Hwy. Specific features of the plan include:

- Multi-modal train station at north end of study area
- West side of Grass Valley Hwy. changed to green space
- Hotel facing Grass Valley Hwy
- Overpass connecting New Airport Rd. to the new town square
- Mixed-use mid-rise employment development around the new town square

Resulted in the following changes from the base case:

- Capacity for 1,600 fewer employees
- Capacity for 200 more dwelling units
- Improved land use mix from 8 to 5 employees per dwelling unit

PLACE³S Indicators

Total Employees	5,413
Total Residents	2,094
Employees per Dwelling Unit	5.0
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	-7%

**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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