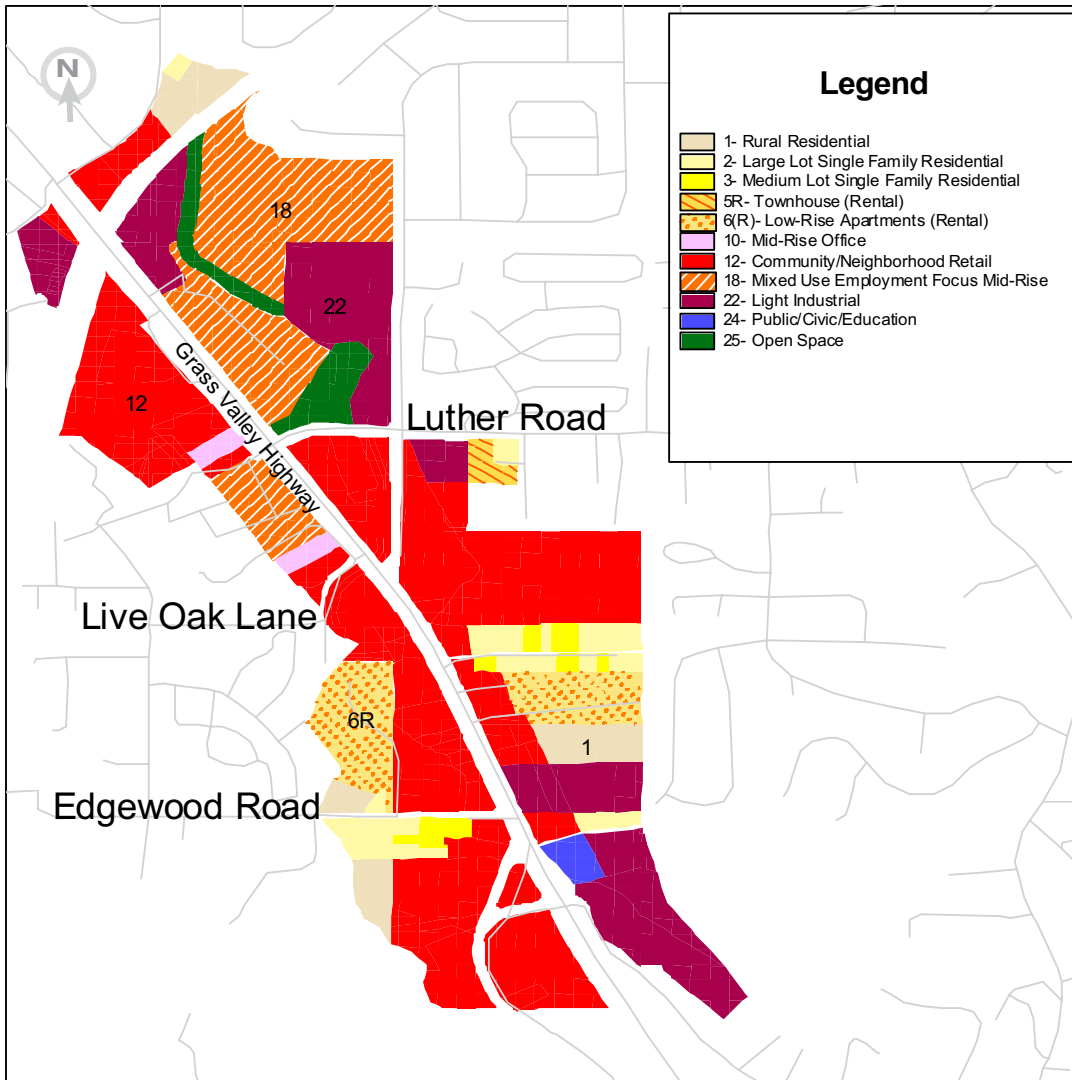


North Auburn



**Key Land Uses Featured**



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



**22** Light Industrial



**6** Low-Rise Condos



**1** Rural Residential



**12** Community/Neighborhood Retail

**Key Elements of the Base Case**

The base case has large vacant parcels zoned for mixed-use employment and retail. This site also has a considerable traffic congestion problem along Grass Valley Hwy. The location is ideal for a town/village center with a mixed-use emphasis. Specific features of the base case include:

- Large vacant parcels
- Not much housing allocated

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

Total Employees .....	6,990
Total Residents .....	1,625
Employees per Dwelling Unit .....	8.2
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.4
Change in Vehicle Miles Traveled per Household from Base Case* .....	0%

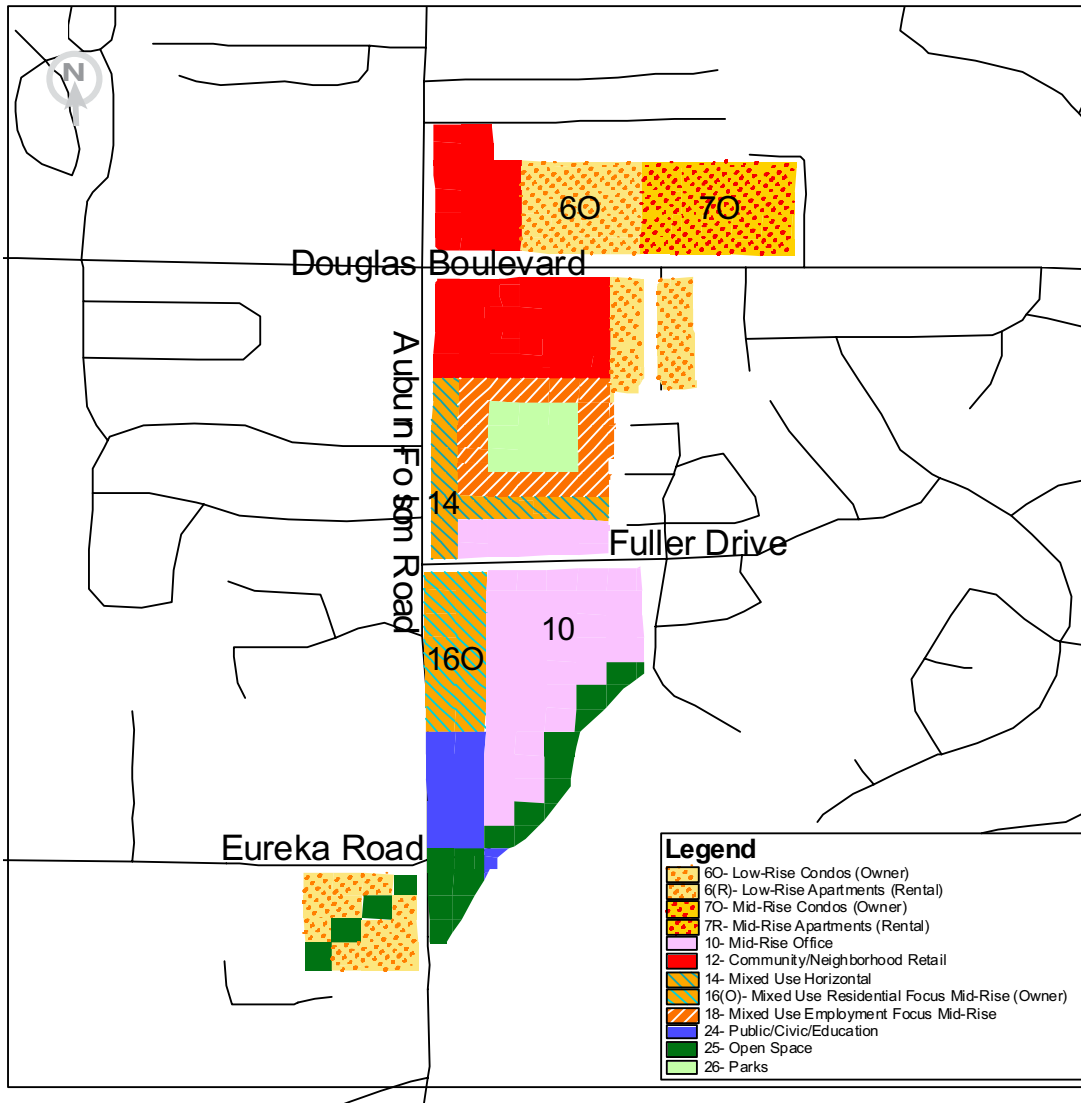
*\*See North Auburn Detailed Indicators for more information*

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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<sup>3</sup>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%

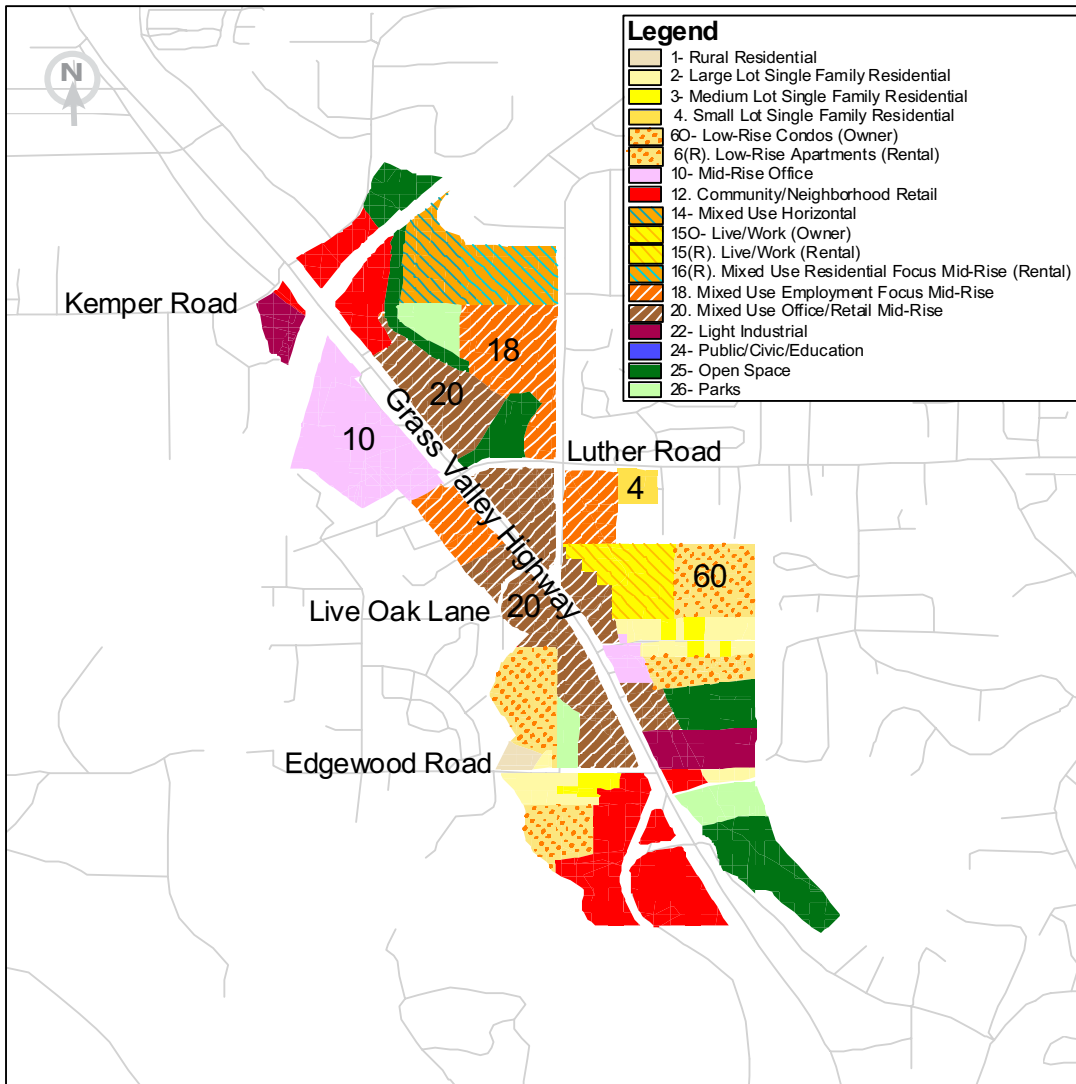
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TABLE 6

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%

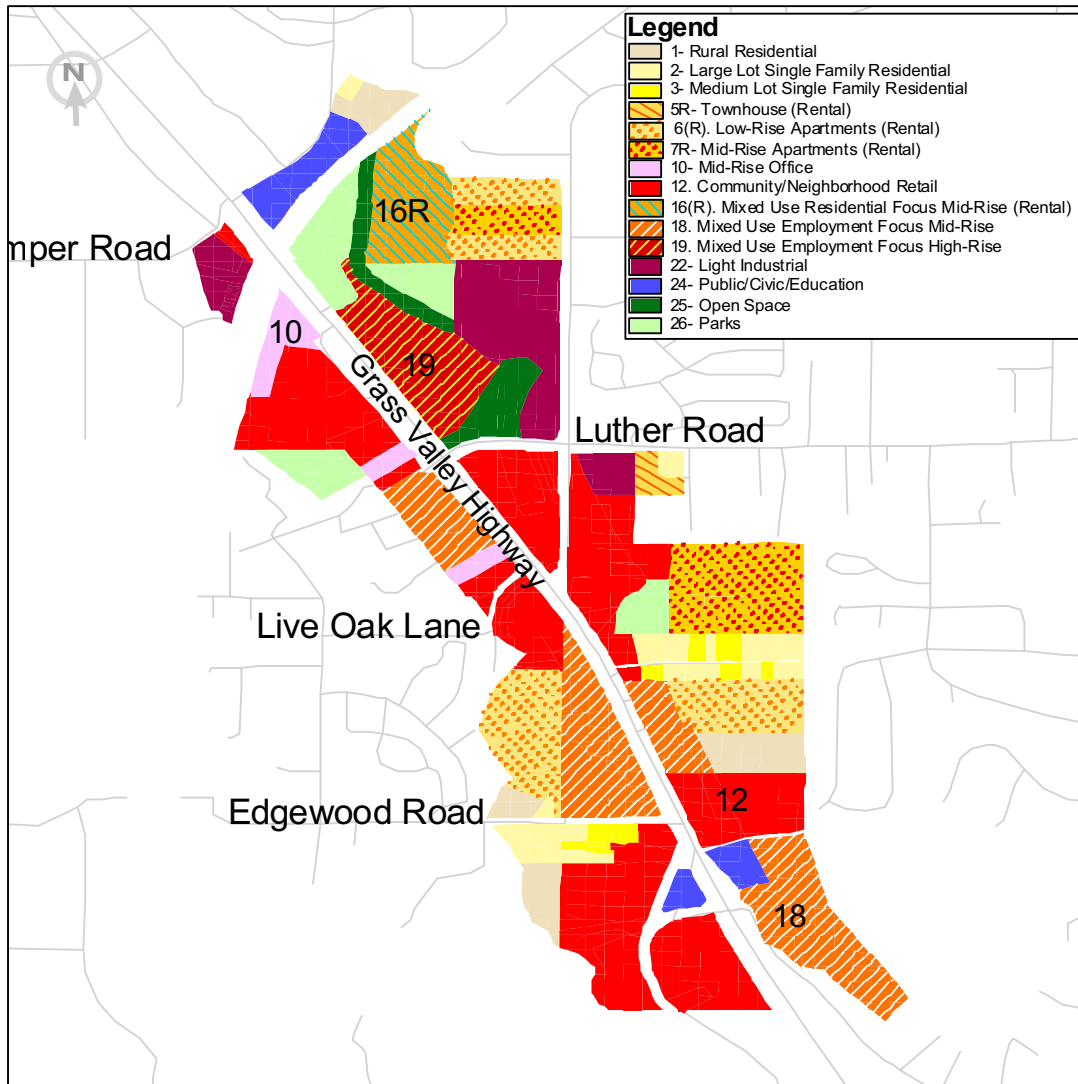
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TABLE 7

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

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

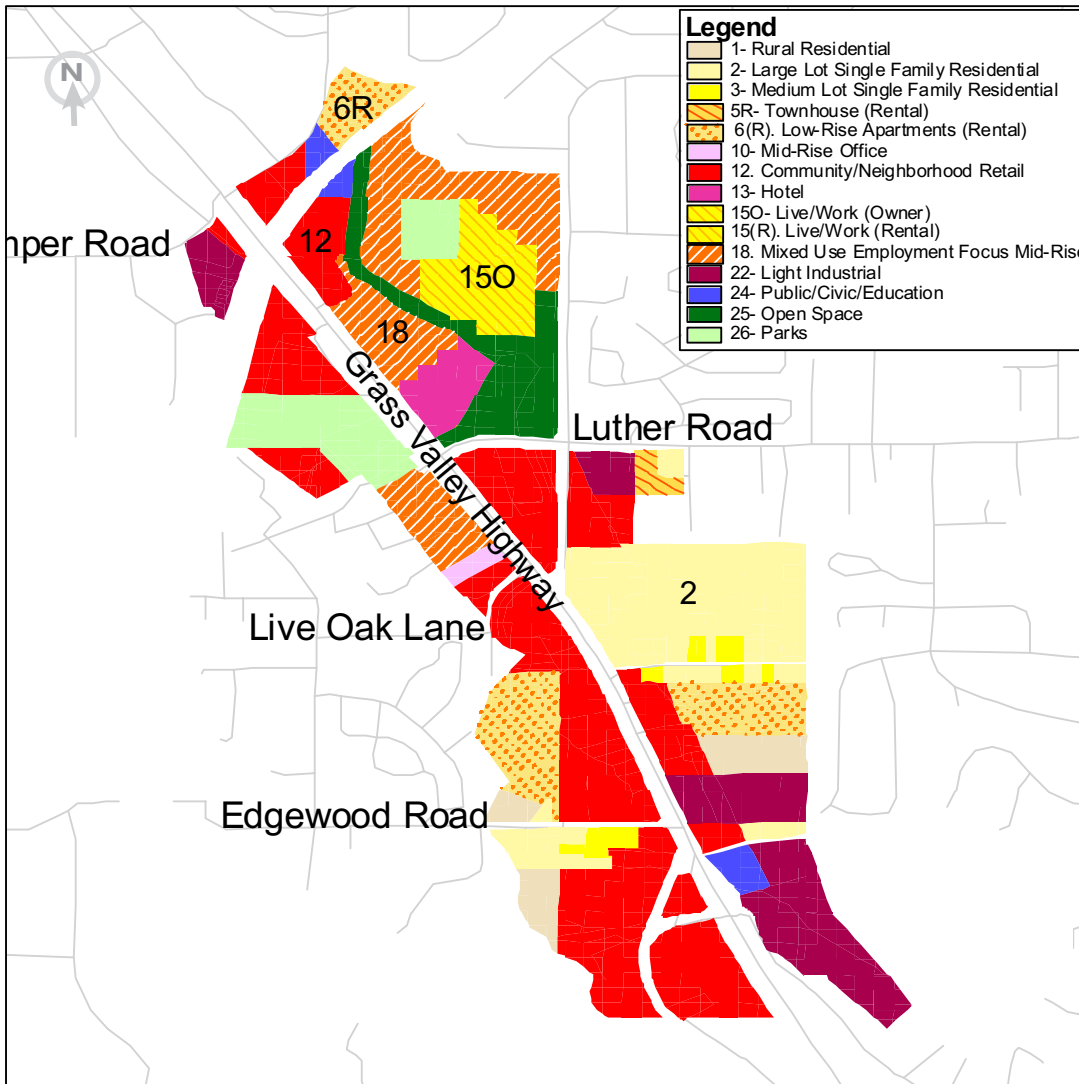
Total Employees .....	6,969
Total Residents .....	3,623
Employees per Dwelling Unit .....	3.5
Pedestrian Friendliness (1 = worst, 5 = best) .....	2.8
Change in Vehicle Miles Traveled per Household from Base Case* .....	-9%

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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

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

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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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