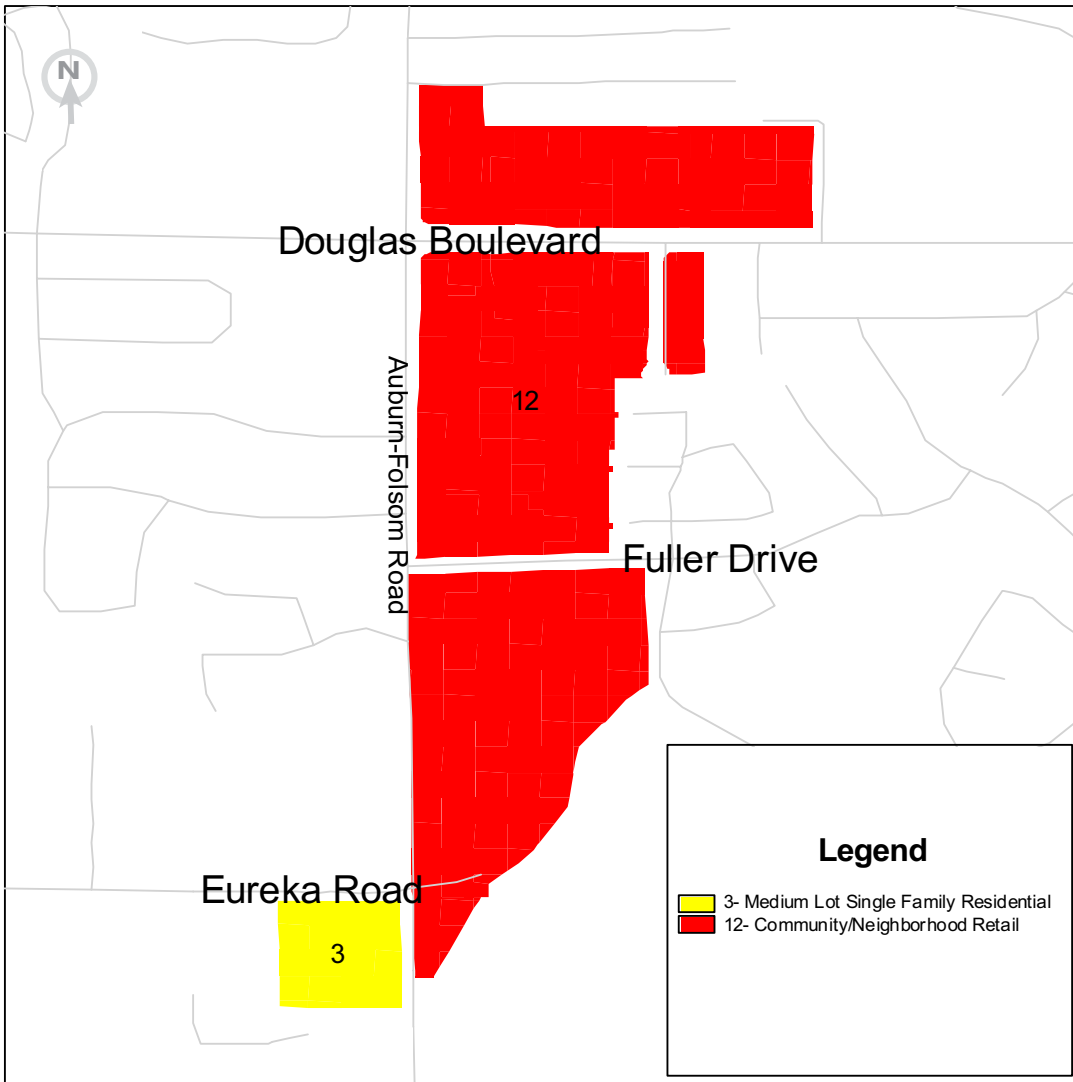


Granite Bay



Key Land Uses Featured



12 Community/Neighborhood Retail



3 Medium Lot Single Family Residential

Key Elements of the Base Case

This site is a large retail area with opportunities for revitalization. Plans are underway for a county road-widening project on Auburn-Folsom Rd. Specific features of the base case include:

- Capacity for intensifying retail and commercial centers
- Vacant parcels in the north and south ends zoned for retail use

PLACE³S Indicators

Total Employees	2,443
Total Residents	64
Employees per Dwelling Unit	105.1
Pedestrian Friendliness (1 = worst, 5 = best)	2.0
Change in Vehicle Miles Traveled per Household from Base Case*	0%

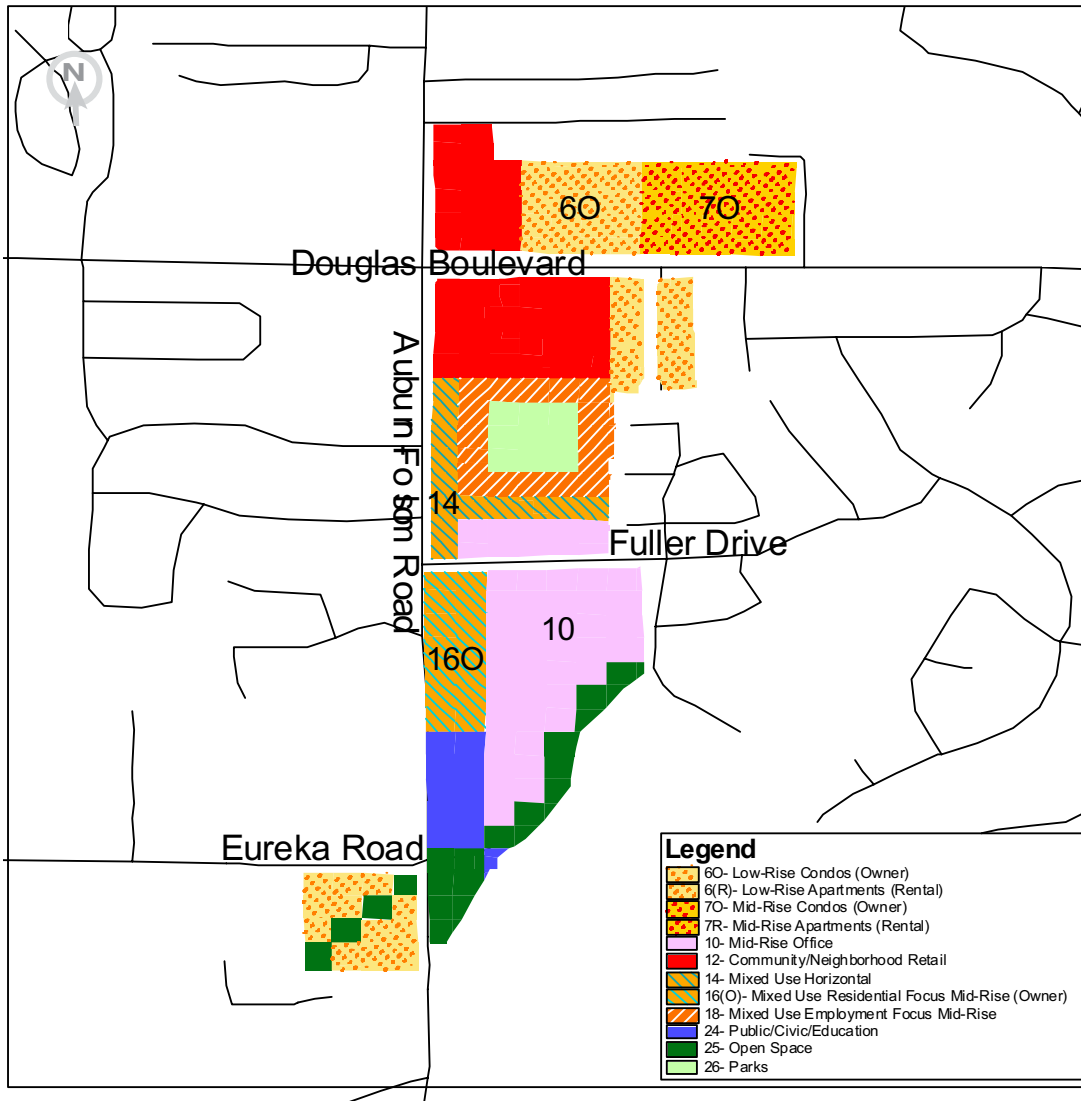
**See Granite Bay Detailed Indicators for more information*

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TABLE 1

Granite Bay— Smart Growth Scenario



Key Land Uses Featured



6 Low-Rise Condos



7 Mid-Rise Condos



14 Mixed-Use Retail/
Residential Horizontal



10 Mid-Rise Office



16 Mixed-Use
Residential Focus Mid-Rise

Key Elements of Planning Scenario

Citizens created a land use scenario with a three-story mixed-use plaza and a mixed-use corridor along Auburn-Folsom Blvd. to allow both residents and employees to walk to retail establishments. Specific features of the plan include:

- Civic center
- Three-story senior housing center along Douglas Blvd.
- Mid-rise office complex on Fuller Dr.
- Light rail service on Auburn-Folsom Rd.
- Pedestrian/bike crossings over Auburn-Folsom Rd.

Resulted in the following changes from the base case:

- Capacity for 900 fewer employees
- Capacity for 500 more dwelling units
- Improved land use mix from 105 to 3 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,580
Total Residents	1,023
Employees per Dwelling Unit	2.8
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-44%

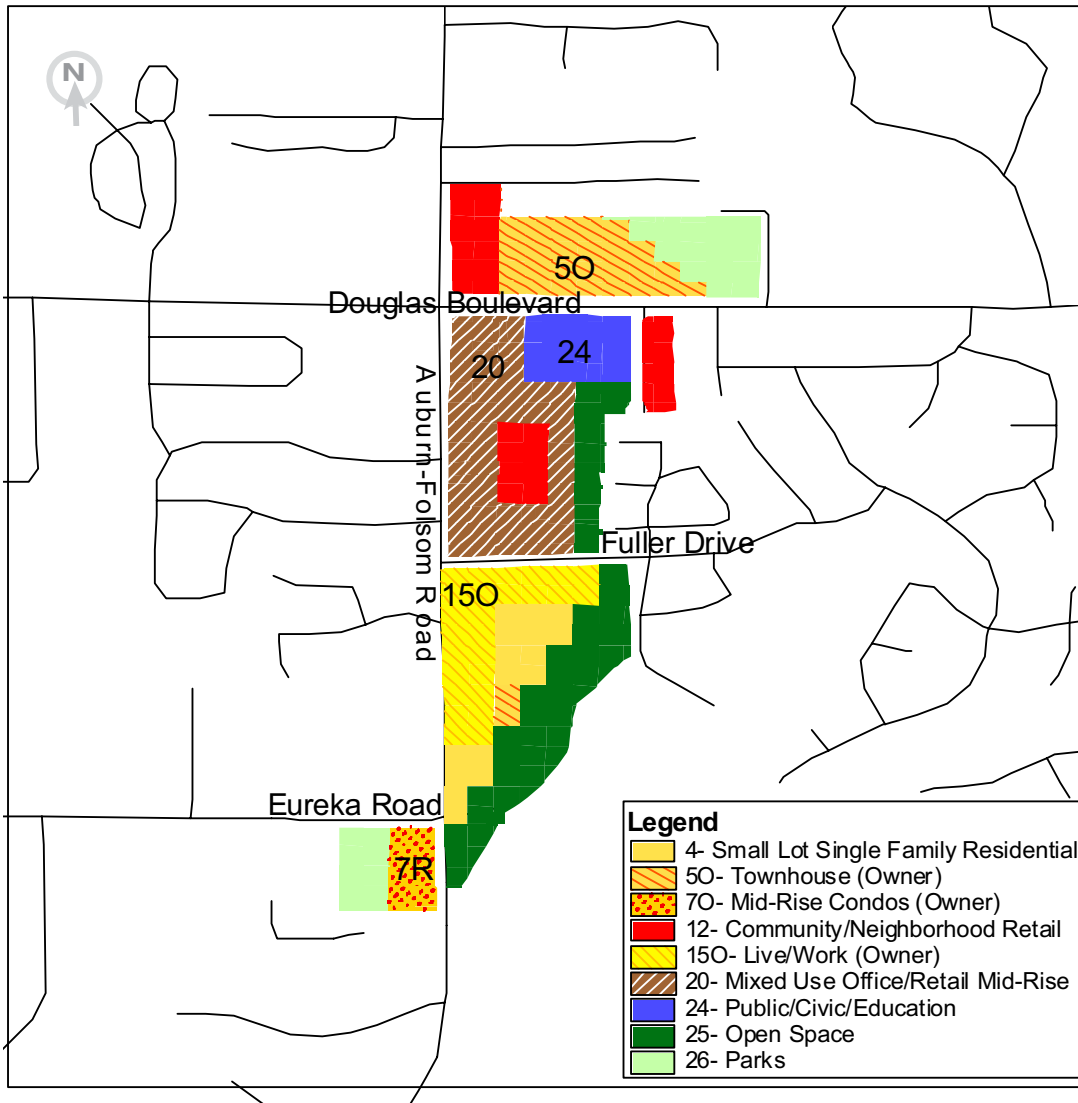
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TABLE 2

Granite Bay— Smart Growth Scenario



Key Land Uses Featured



5 Townhouse



24 Public/Civic/Education



20 Mixed-Use Retail/Office Mid-Rise



15 Live/Work



7 Mid-Rise Condos

Key Elements of Planning Scenario

Participants created a landscaped pedestrian corridor along Auburn-Folsom Blvd. to accommodate a new commercial “Town Front” consisting of mixed-use retail/office space and mixed-use retail/residential space. Specific features of the plan include:

- A community center on Douglas Blvd.
- Open space pathways connecting residential and retail areas
- Townhouse complex with large park facing Douglas Blvd.
- Mid-rise apartment complex on Eureka Rd.

Resulted in the following changes from the base case:

- Capacity for 1,100 fewer employees
- Capacity for 300 more dwelling units
- Improved land use mix from 105 to 4 employees per dwelling unit

PLACE³S Indicators

Total Employees	1,304
Total Residents	776
Employees per Dwelling Unit	3.7
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-41%

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DETAILED INDICATORS

Granite Bay

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Total Employees	2,443	1,580	1,304
Total Dwelling Units	23	559	354
Total Residents	64	1,023	776
Employees per Dwelling Unit	105.1	2.8	3.7
Retail Jobs	2,443	851	515
Office Jobs	0	681	723
Industrial Jobs	0	0	0
Public Jobs	0	48	65
Pedestrian Friendliness (1 = worst, 5 = best)	2.0	3.0	3.0

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth
Change in VT per Household	0%	-21%	-21%
Change in VMT per Household	0%	-44%	-41%
Change in VT per Retail Job	0%	-37%	-37%
Change in VMT per Retail Job	0%	-48%	-47%
Change in VT per Non-Retail Job	0%	-44%	-44%
Change in VMT per Non-Retail Job	0%	-55%	-53%

VT = Vehicle Trips

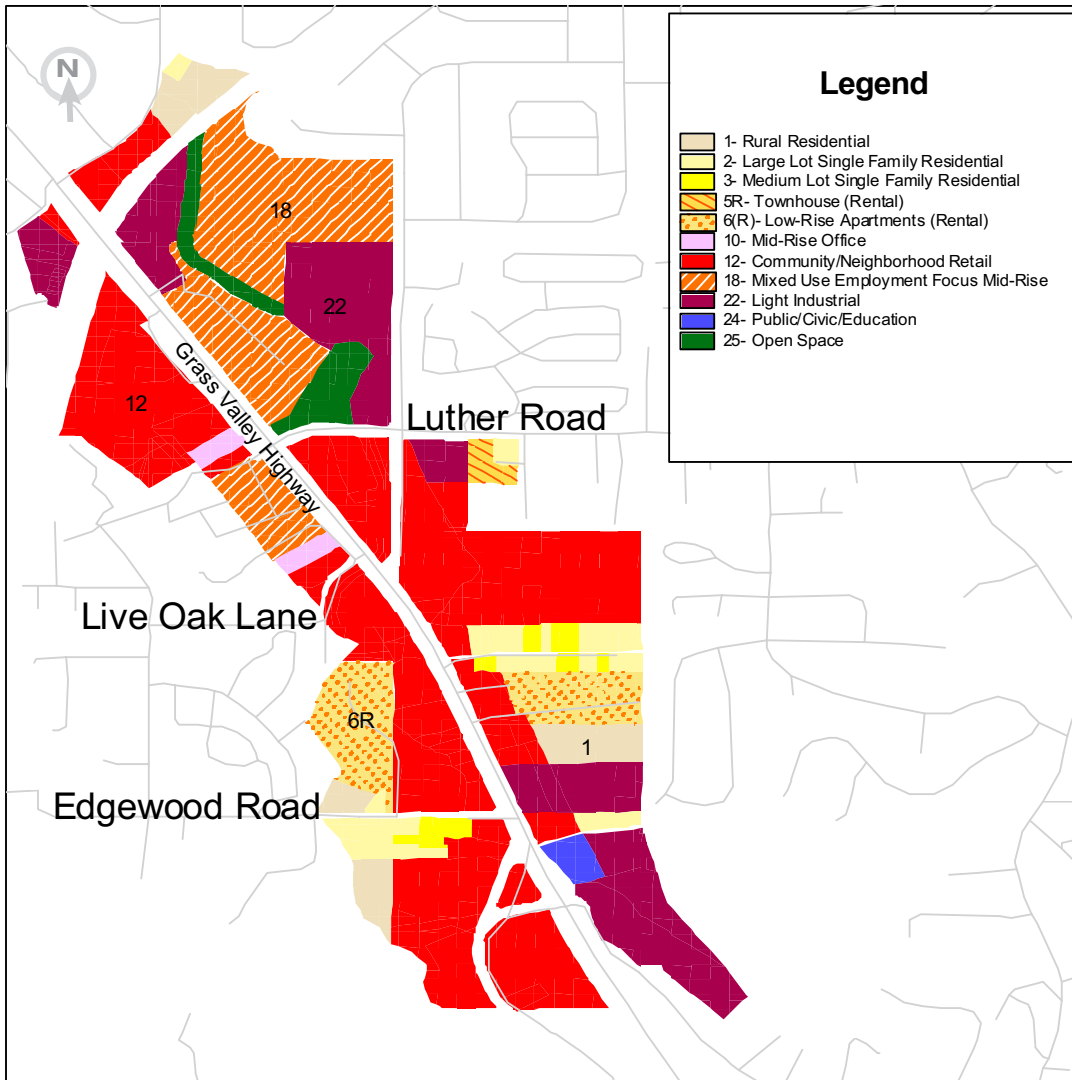
VMT = Vehicle Miles Traveled, and it is an indicator of energy use and air emissions

* 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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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

PLACE³S Indicators

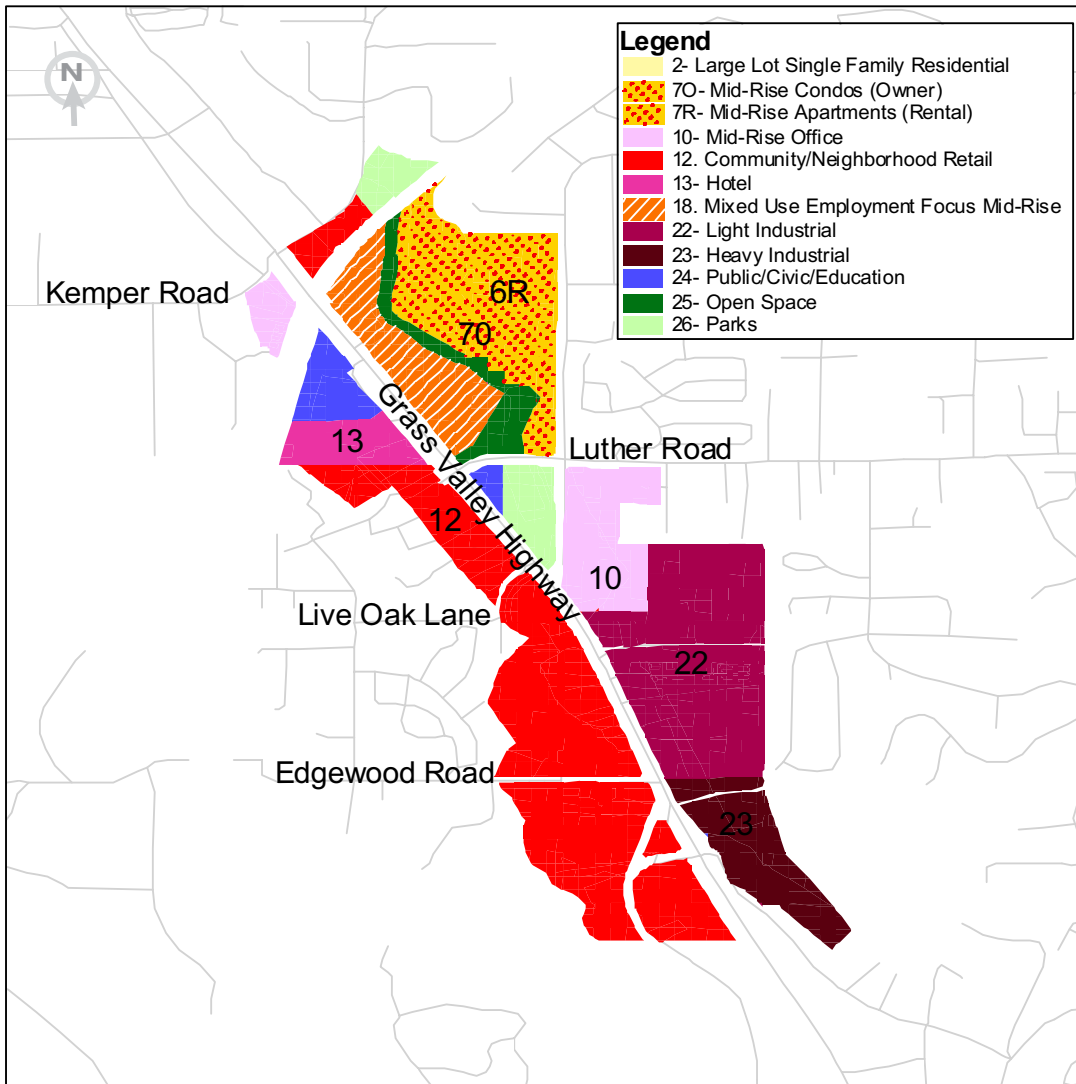
Total Employees	6,990
Total Residents	1,625
Employees per Dwelling Unit	8.2
Pedestrian Friendliness (1 = worst, 5 = best)	2.4
Change in Vehicle Miles Traveled per Household from Base Case*	0%

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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

PLACE³S 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%

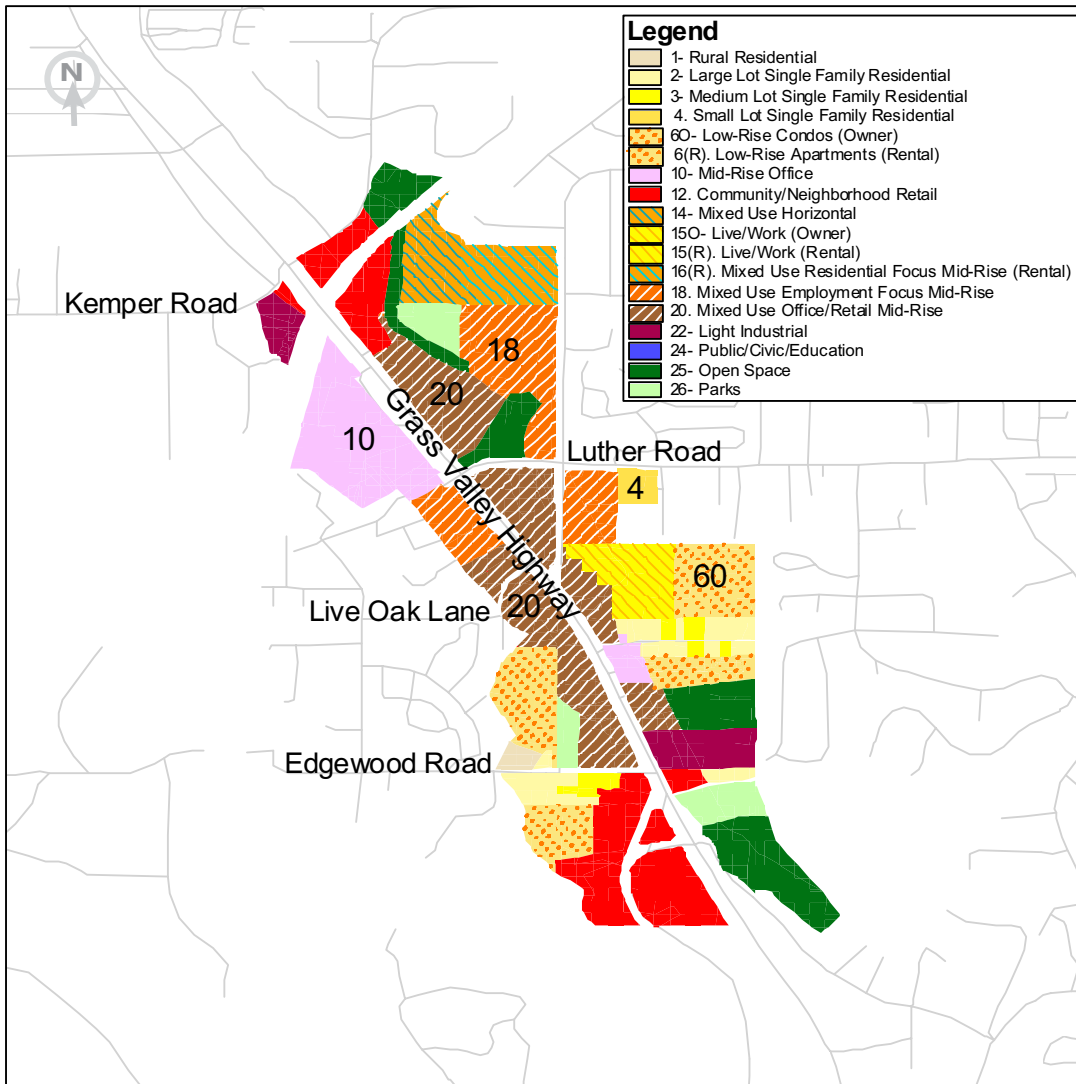
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TABLE 6

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

PLACE³S 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%

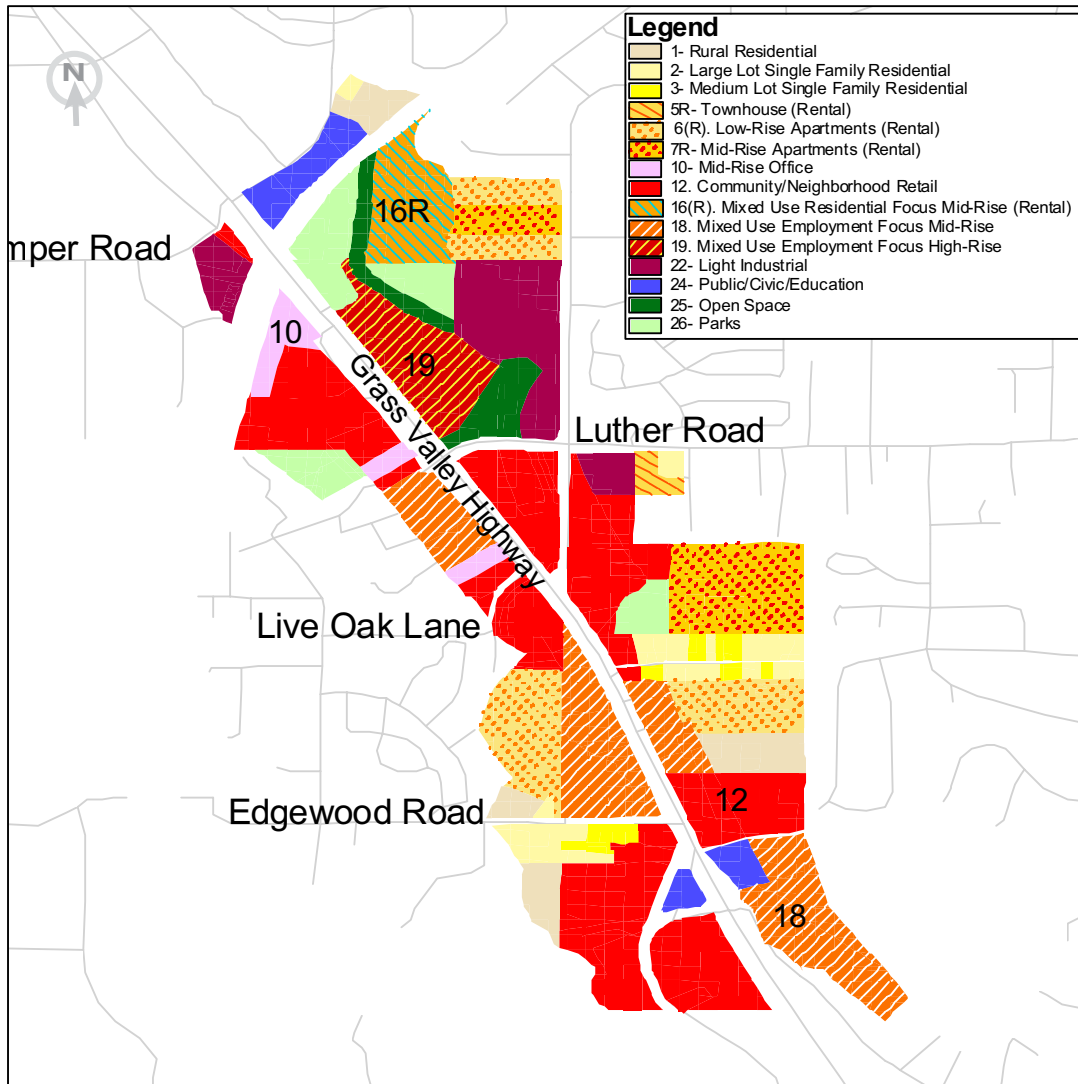
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TABLE 7

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

PLACE³S Indicators

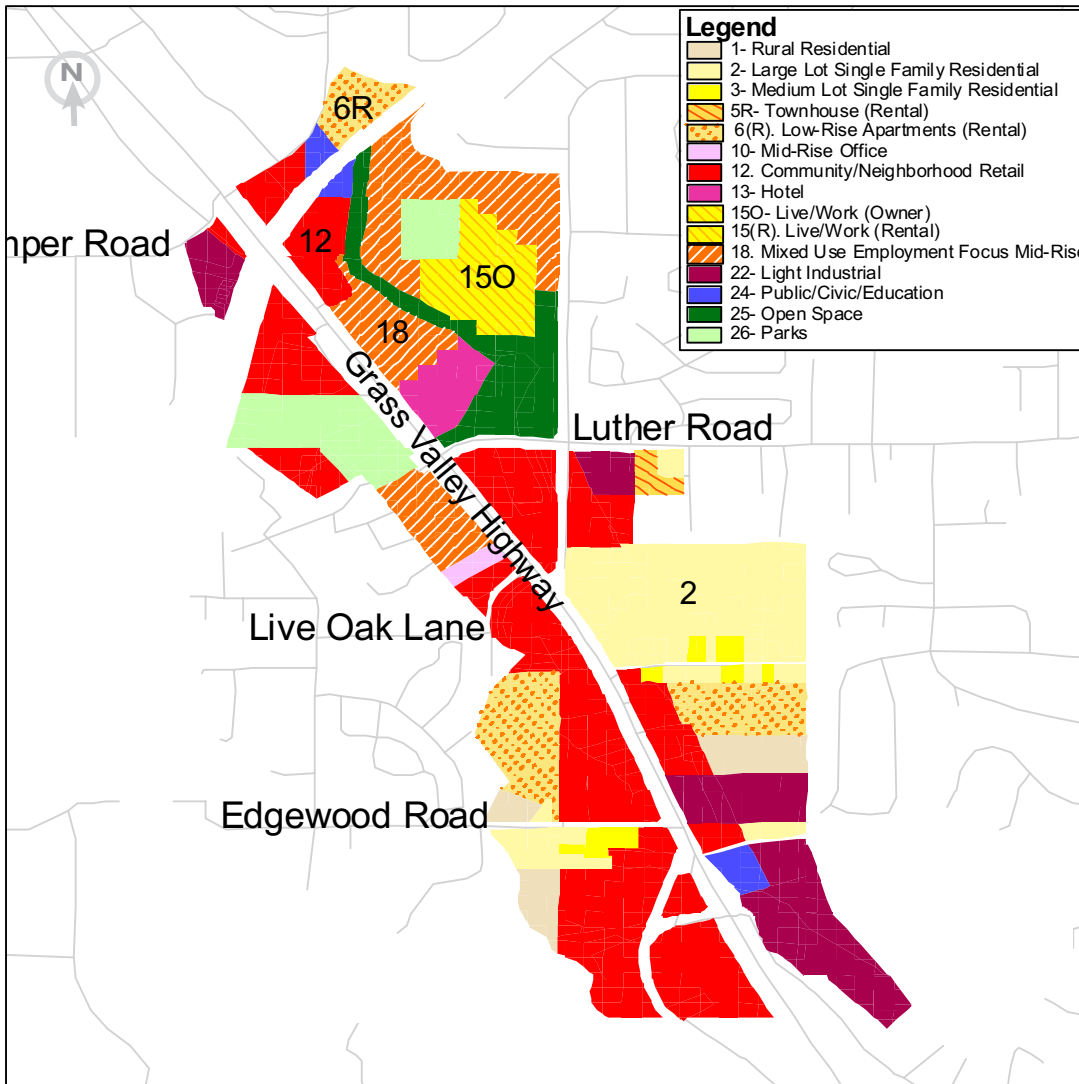
Total Employees	6,969
Total Residents	3,623
Employees per Dwelling Unit	3.5
Pedestrian Friendliness (1 = worst, 5 = best)	2.8
Change in Vehicle Miles Traveled per Household from Base Case*	-9%

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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

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%

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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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