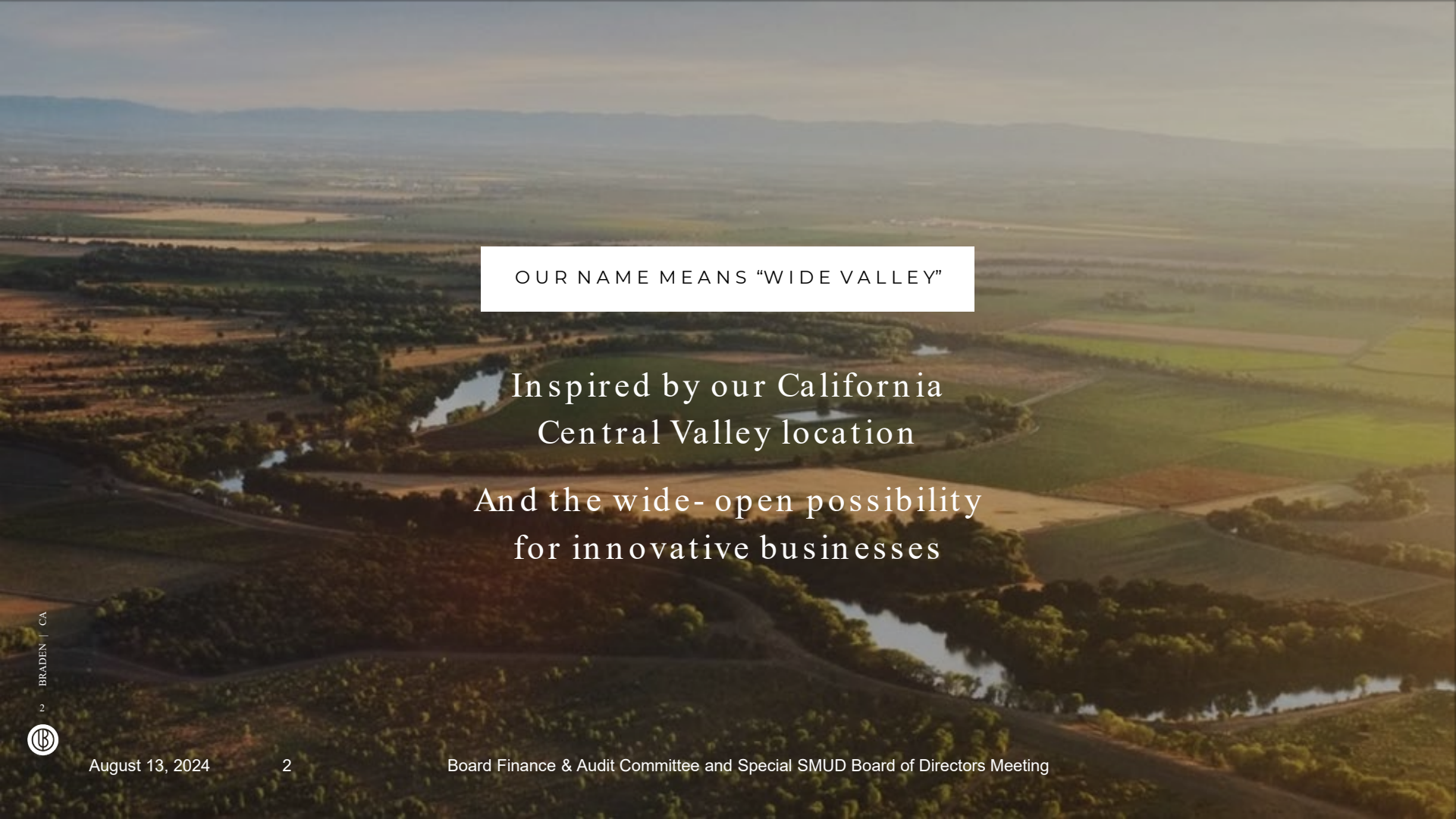




INTRODUCING BRADEN

THE NEW CALIFORNIA TOWN

- ✖ 2,667 acres
- ✖ 1.3M sq ft commercial
- ✖ 8,000 residences
- ✖ 35% open space
- ✖ 6 mobility hubs
- ✖ 3 elementary schools & 1 middle/high school



OUR NAME MEANS “WIDE VALLEY”

Inspired by our California
Central Valley location
And the wide- open possibility
for innovative businesses



WELCOME TO BRADEN

a radically new way to
work and live in California



Braden

The plan

2,667 total acres

1.3M sq ft commercial

8,000 residences

35% open space

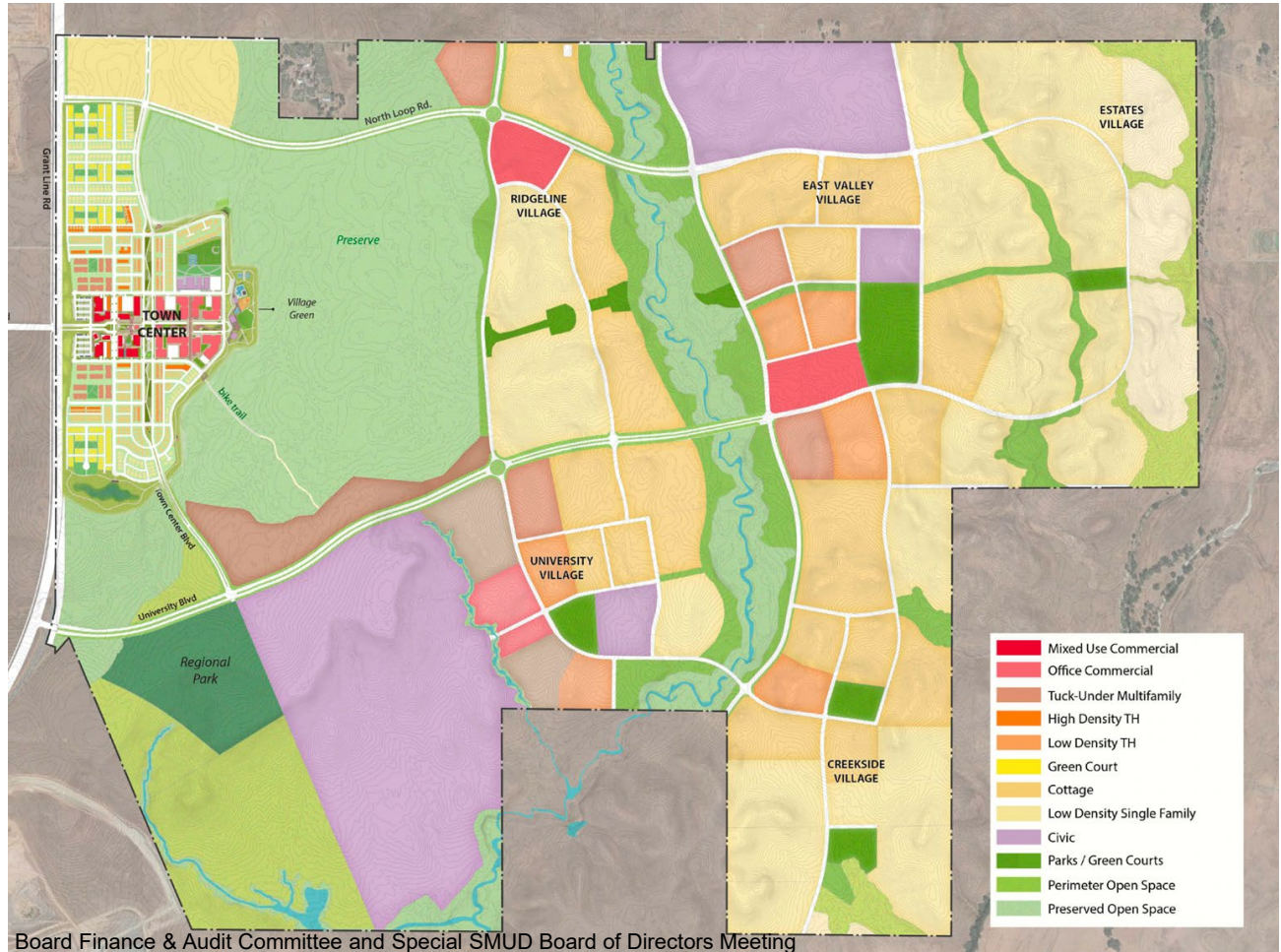
48 miles of trails

3 elementary schools & 1 middle/
high school

15,000 trees to plant

6 mobility hubs

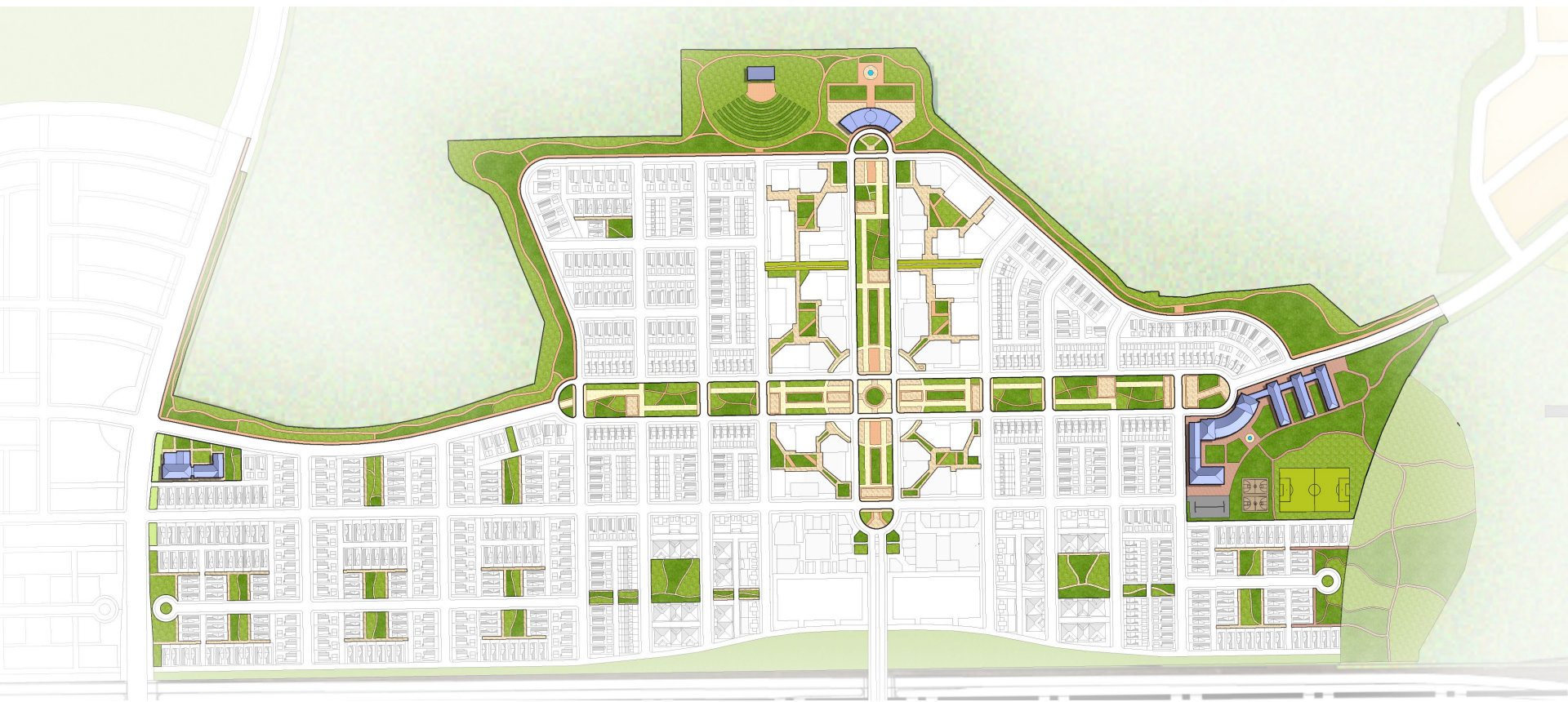
2 distribution substations – 50 MVA



BRADEN TOWN CENTER

- * 163 acres
- * 977 residences
- * 966,000 sq ft of commercial







Your whole day connected by greenways

Beautiful walks
stretch from town
center to the nature
preserve

A dense tree
canopy lowers
temperatures and
reduces carbon

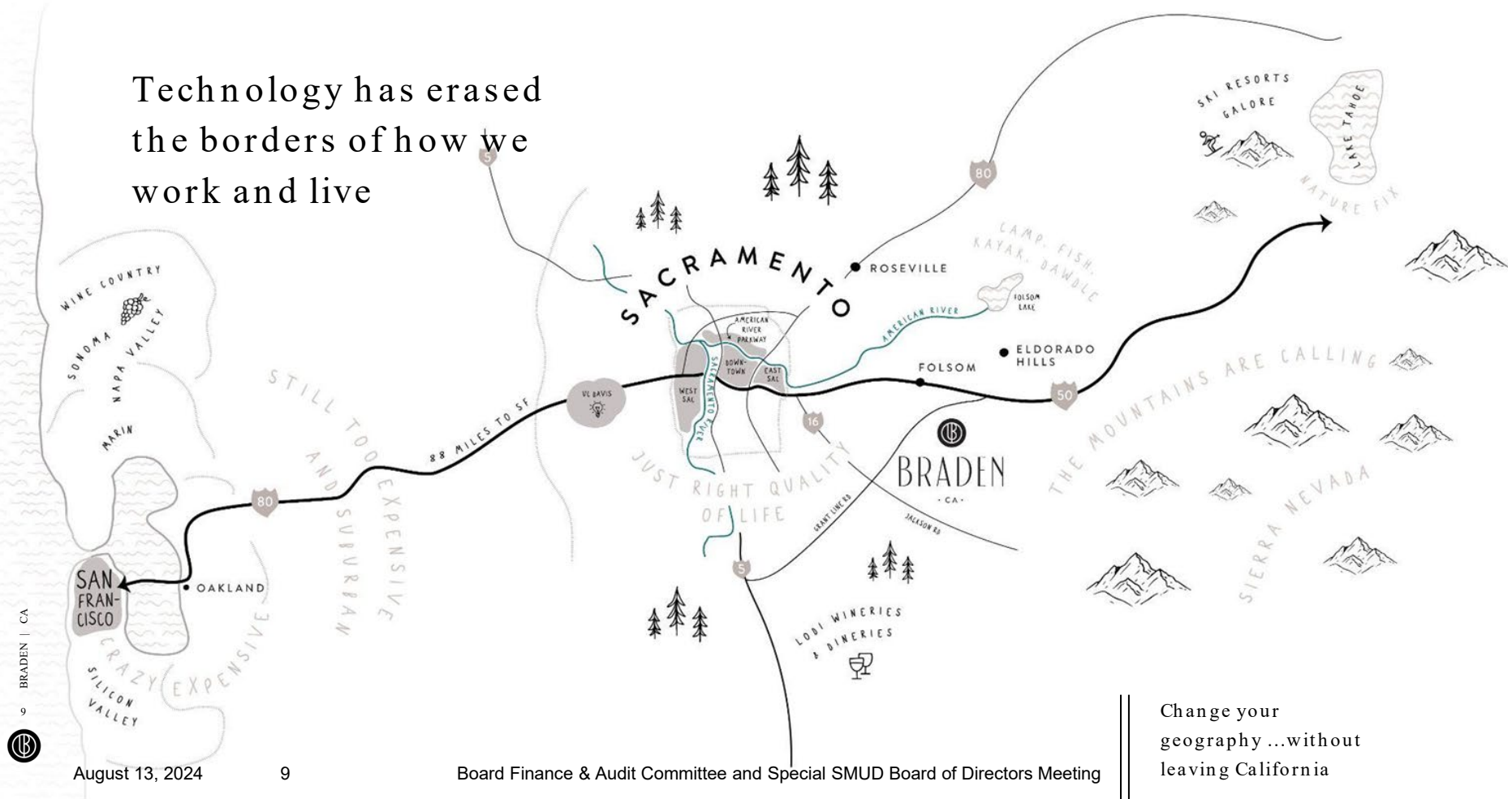
Native, drought-
tolerant
landscaping that is
pollinator- friendly

The West in unrest

- * Bay Area growth has led to a talent exodus, thanks to overcrowding, traffic and unaffordable housing.
- * California's housing deficit of 2.5 million units is climbing by 170,000 units every year.
- * Employees' pandemic takeaway: work life must accommodate personal life.
- * Our climate is in crisis and California is on the front lines.



Technology has erased
the borders of how we
work and live



Change your
geography ...without
leaving California

SAC FACTS

450 MILES
OF HIKING
& BIKING
TRAILS



THE COUNTRY'S
MOST DIVERSE CITY
- 2020 U.S. CENSUS



AMERICA'S
FARM-TO-FORK
CAPITAL



A TOP 20 MOST LIVABLE CITY
- OUTSIDE MAGAZINE

CITY OF TREES



ATTAINABLE
HOUSING



Homeownership is much more
attainable in Sacramento, allowing
people to put down roots in the city and
purchase an investment with long-term benefits.

HUGE CULINARY SCENE



The culinary scene in Sacramento is
experiencing a renaissance on the culinary
front, spearheaded by dozens of creative
farm-to-fork eateries in and around the city
and the San Francisco chefs and
restauranters who have migrated there.



THREE-RIVER MAGIC

It's a rafting, kayaking, fishing, swimming
and riverside dining way of life.

#5 BIKE-FRIENDLIEST

With 260% more two-wheeled
commuters than the average US city.



SMUD ZERO CARBON PLAN

Eliminate all greenhouse gas emissions
from power supply by 2030.



NUMBER TWO SPOT
ON FORBES' LIST
OF THE HAPPIEST
CITIES TO WORK



NEW CALIFORNIA COMFORTABLE

RED & BLUE



TOP-RANKED
AGRICULTURE
EDUCATION



Agriculture at UC Davis ranks No. 1
nationally and No. 2 internationally,
according to U.S. News & World
Report and QS World University
Rankings, respectively.



Connected to everything that matters



August 13, 2024

Board Finance & Audit Committee and Special SMUD Board of Directors Meeting

Sacramento: Where business is headed

#3 US tech worker migration (2020)	Most diverse STEM workforce in the US	Tech employment 6.9% (LA is 7.7%)	100+ biotechnology and medical device companies	Tech's big players   
384,000+ four-year university students in a 100-mile radius	UC Davis: #5 best public university in the US	21% millennials 37.2 median age	150,000+ life sciences and health sector employees	Tech's rising stars Grin, Electro Scan, Rhombus, NatureTrak, Slippbox, e-Mission Control, Blaize

THE PLAN

“Braden is designed as a complete ecosystem — where you can have little to no commute to get to work, get your groceries or get your child to school.”

PETER CALTHORPE, TOWN PLANNER, HDR/CALTHORPE

CLIMATE BALANCE MEETS LIFE BALANCE

The Braden Climate Action Plan is 360° of sustainability. Providing smart strategies for carbon reduction and climate change resilience.



Braden's ambitious climate action plan forecasts greenhouse gas emissions to be a fraction of large cities in California and beyond

MTCO₂e per capita



Our path to carbon reduction

CONVENTIONAL DEVELOPMENT

Minimum
compliance

DECARBONIZING ENERGY SUPPLY

Innovative
partnership with
local Utility for
2030 Zero
Carbon Plan

BUILDING ELECTRIFICATION

100% electric
residential
construction

Net-zero
commercial
construction
potential

RENEWABLE ENERGY

Rooftop solar on
all buildings

100+ acres
available for
generation

ALTERNATIVE MOBILITY PLAN

Walkable,
bikeable,
mixed-use
community

Widely deployed
electric vehicle
infrastructure

CARBON SEQUESTRATION

2,100 acres
of habitat
restoration and
preservation

OUR PERFORMANCE

Braden
2.5 MT CO₂e per
capita



Globally, buildings are the
#1 carbon emitter.

At Braden, buildings
can be zero- carbon.



The sky's the limit

More ways we can partner to achieve
your carbon- neutral goals

- * A 250- acre zero- carbon,
net- zero energy campus
- * Additional 800 acres of tree
planting possibility to sequester
up to 15,000 MTCO₂e
- * At least 13 megawatts of onsite
renewable power generation
capabilities
- * Electric vertical take- off
and landing (EVTOL)



A 10- minute community

Everything within easy reach by foot or e-
power for convenient, planet- kind living.



COMMUNITY
HEARTH

Pick up dinner,
groceries or your
dry cleaning.

SHARED
E- BIKES

Grab one at the
mobility hub to head
home at the end
of the day.

HOME

Walk home for
lunch. Because
you can.

K-5
SCHOOL

Catch your
kid's play.

OFFICE
DISTRICT

Work where you're
inspired, from
desk to plaza to
sidewalk café.

VILLAGE
GREEN

Take in an outdoor
concert at the
amphitheater.

COMMUNITY
POOL

Laps before
work.

A day in the life of Braden town center



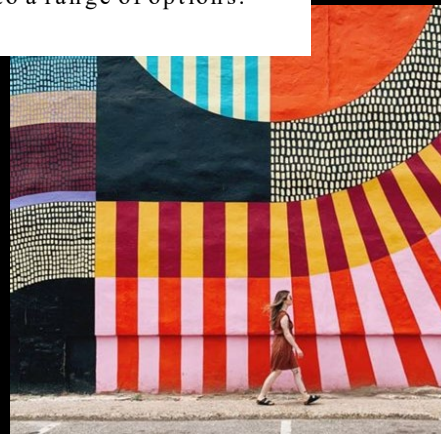
An aerial photograph of a paved path with several people walking and riding bicycles. Long, dark shadows are cast across the path, indicating it is either early morning or late afternoon. The shadows of the people on bicycles are particularly prominent, stretching across the width of the path. The overall tone is warm and golden, typical of the 'golden hour' light.

A BOLD MOBILITY PLAN

The *Move Braden* plan
designs streets for people first.



Getting around town is easy,
thanks to a range of options.



AV MICROSHUTTLE



Commuting is green and convenient



Bike Braden

TOWN CENTER'S MULTIMODAL
MOBILITY HUB PROVIDES
EARTH-SMART CONNECTIVITY
TO ALL OF BRADEN - AND
TO NEARBY LIGHT RAIL.



MOBILITY HUB / TOWN CENTER

Linking mobility options

MOBILITY / CHARGING HUB

BICYCLE
RACKS



SCOOTER
BOX

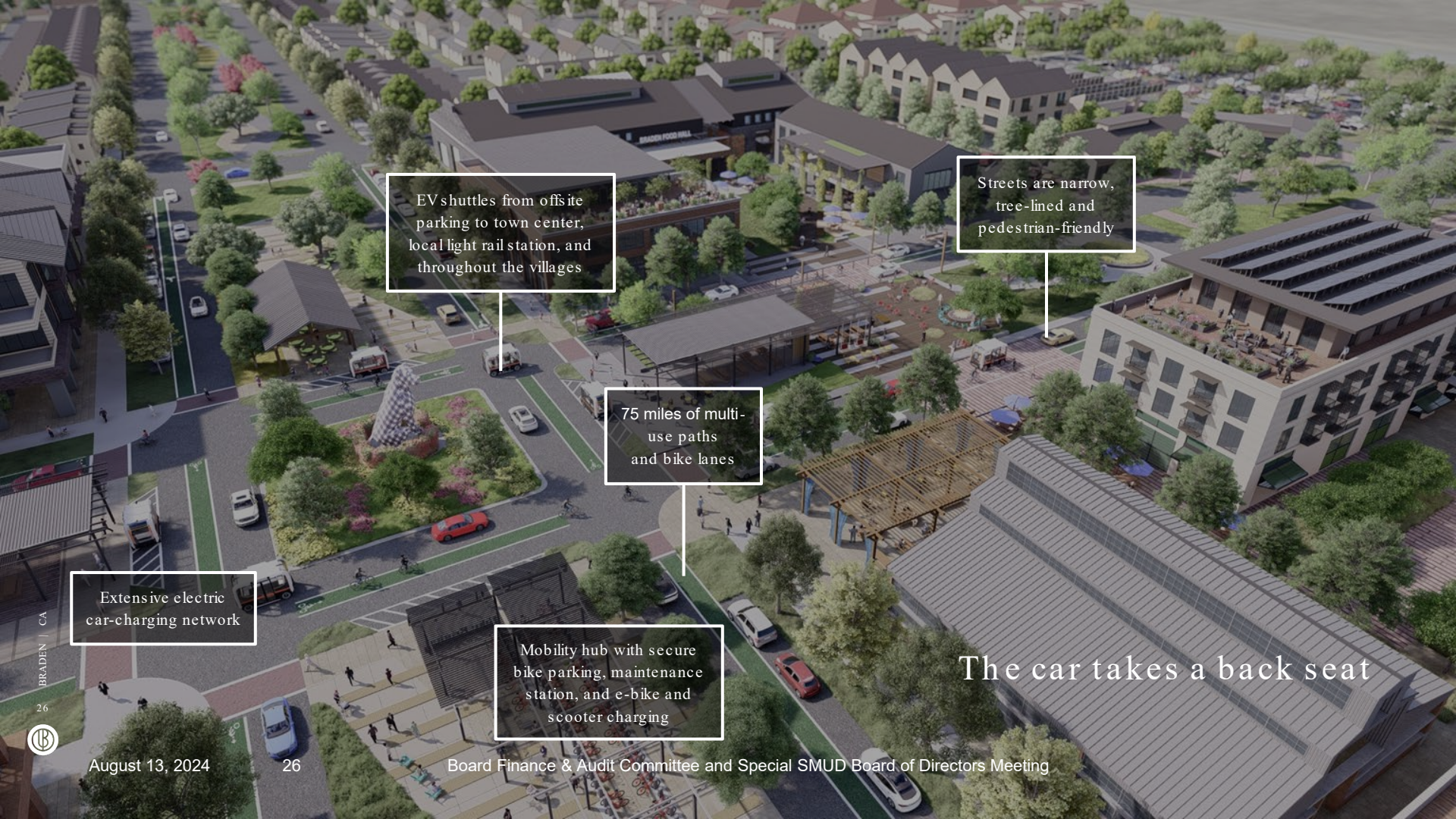


BICYCLE STATION



PERSONAL MOBILITY
FLEET CHARGING





EV shuttles from offsite parking to town center, local light rail station, and throughout the villages

Streets are narrow, tree-lined and pedestrian-friendly

75 miles of multi-use paths and bike lanes

Extensive electric car-charging network

Mobility hub with secure bike parking, maintenance station, and e-bike and scooter charging

The car takes a back seat

A COMPLETE WORK ECOSYSTEM



Home offices
with Gigabit
internet



Live/work
spaces



State-of-
the-art
offices



Co-work
environments



Tech hubs



Café &
happy hour
meetups



Wifi in parks
and plazas



Walking
meetings
around the
preserve



Outdoor
conference
rooms



Team
building
at the
amphitheater



The hybrid worklife,
simplified and enriched



Gathering places with town vibrancy

All the ingredients of a favorite hangout. Urban energy, flavor and a variety of experiences from morning to night.



A COMMUNITY FOR ALL,
FROM ENTRY LEVEL TO CEO

Home styles and prices that accommodate your entire workforce.



The fine-grain texture
of town living

COTTAGES

LARGE SINGLE-FAMILY HOMES

MEDIUM SINGLE-FAMILY HOMES

MULTI-FAMILY

LIVE-WORK

TOWNHOMES

GREEN COURT HOMES

Home types are fully integrated,
bringing together people of all
generations and backgrounds
for a richer and more cohesive
sense of community.





Homes as appealing
as they are attainable

SOCIAL BY DESIGN:
PORCHES IN THE FRONT,
GARAGES IN THE BACK

A NETWORK OF GREEN
SPACES FLOWS THROUGH
THE COMMUNITY

TREE-SHADED,
PEDESTRIAN-
FRIENDLY STREETS

THE NATURE OF BRADEN

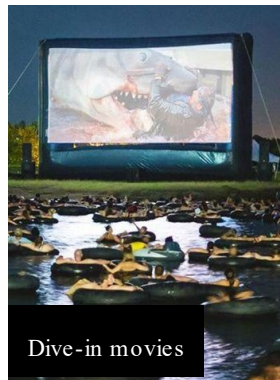
“Companies looking to keep their employees happy, healthy and productive increasingly look for cities with access to greenery and natural outdoor spaces.”

– WALL STREET JOURNAL

Add healthy living to the benefits package

 5-acre village green with amphitheater	 6 community pools	 500-acre on-site nature preserve	 Community gardens	 Farmers markets & festivals
 15,000 carbon-reducing trees	 42 miles of trails & greenways	 33 miles of bike lanes	 Dozens of pocket parks	 Community gathering places, big and small
 2,100-acre habitat restoration & preservation	 35% dedicated to parks & open space	 50-acre sports park with ball fields	 Dog parks	 Car-light, pedestrian-friendly community

Arich cultural agenda for well- rounded living



Dive-in movies



Farmers markets



Community events



Public art



Concerts at the amphitheater



Yoga on the green



Climate balance
meets life balance.
The new
recruitment tool.

The Braden Climate Action Plan

A high-performance community designed to emit only 2.5 MTCO₂e annually per capita.



Walkable, bikeable, mixed-use community that reduces vehicle travel



High-performance, energy-efficient buildings



Widely deployed electric vehicle infrastructure



Fully electric (no natural gas) residences



Innovative utility partnership to implement their 2030 Zero Carbon Plan



2,100 acres of habitat restoration and preservation



Native, drought-tolerant landscaping and smart water management





SOMERS WEST
COMMUNITY DEVELOPER

HDR | **CALTHORPE**
TOWN PLANNER

LAKE | FLATO
ARCHITECTURE

 **Stantec**
LANDSCAPE ARCHITECTURE

BRADEN
• CA •