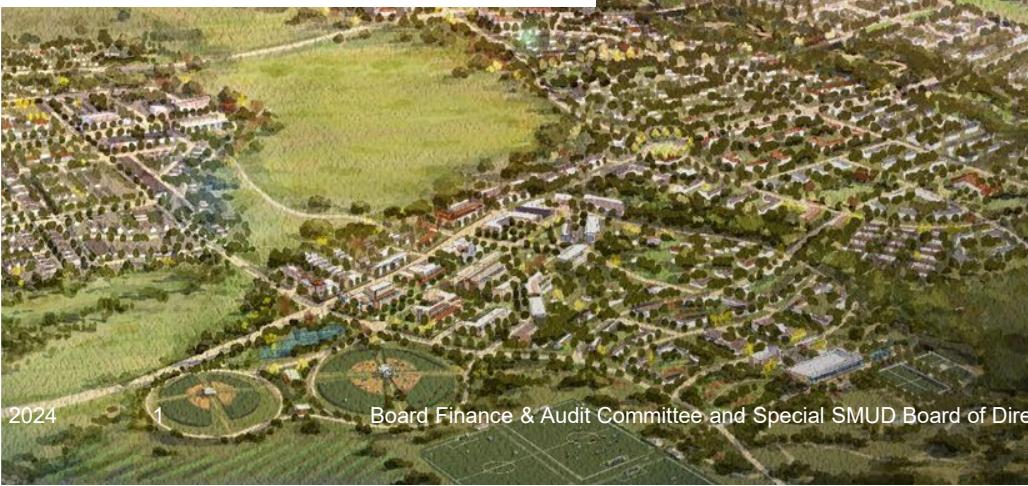




INTRODUCING
BRADEN

THE NEW CALIFORNIA TOWN



— BRADEN | CA —

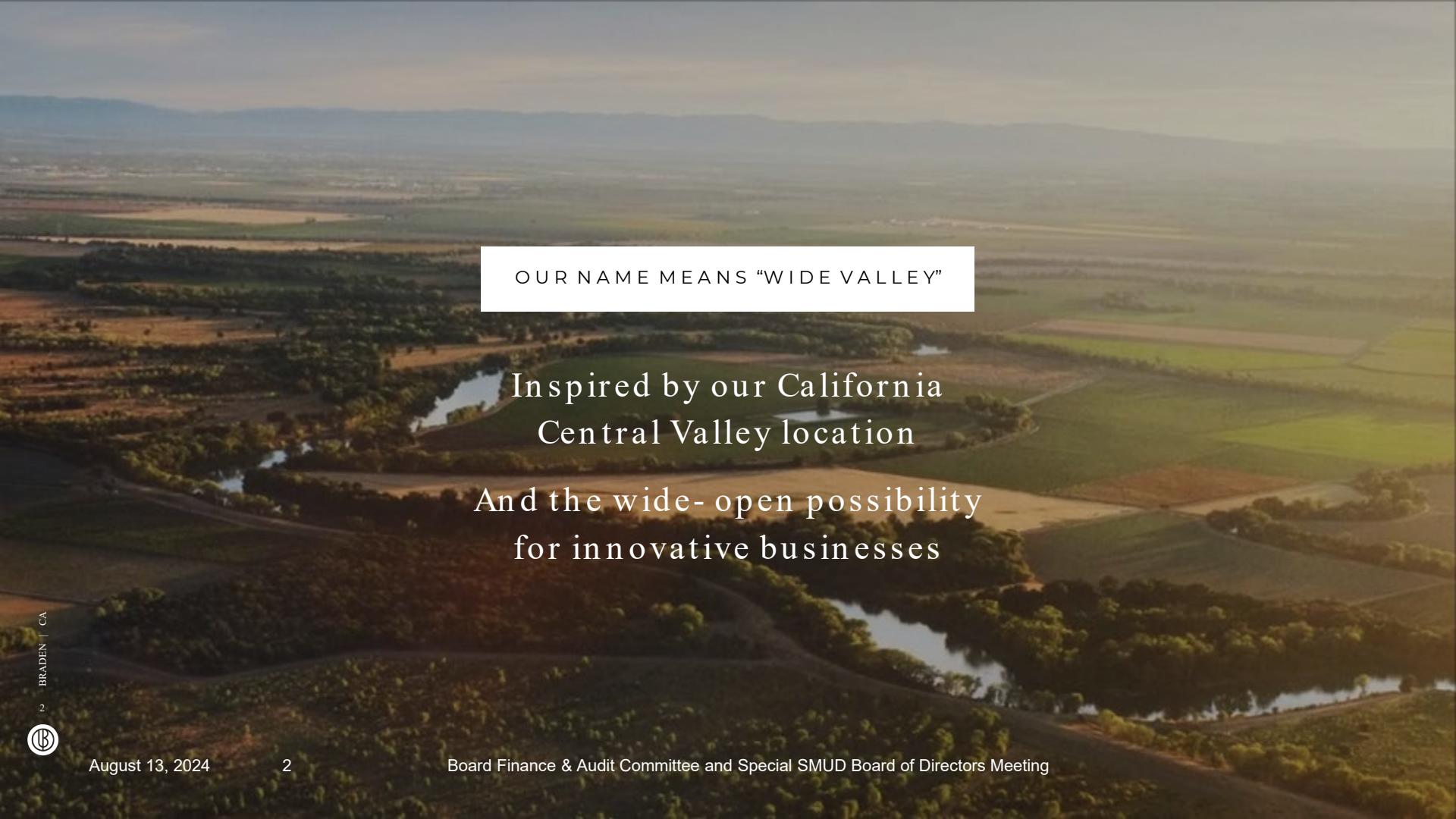


August 13, 2024

1

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

- ★ 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

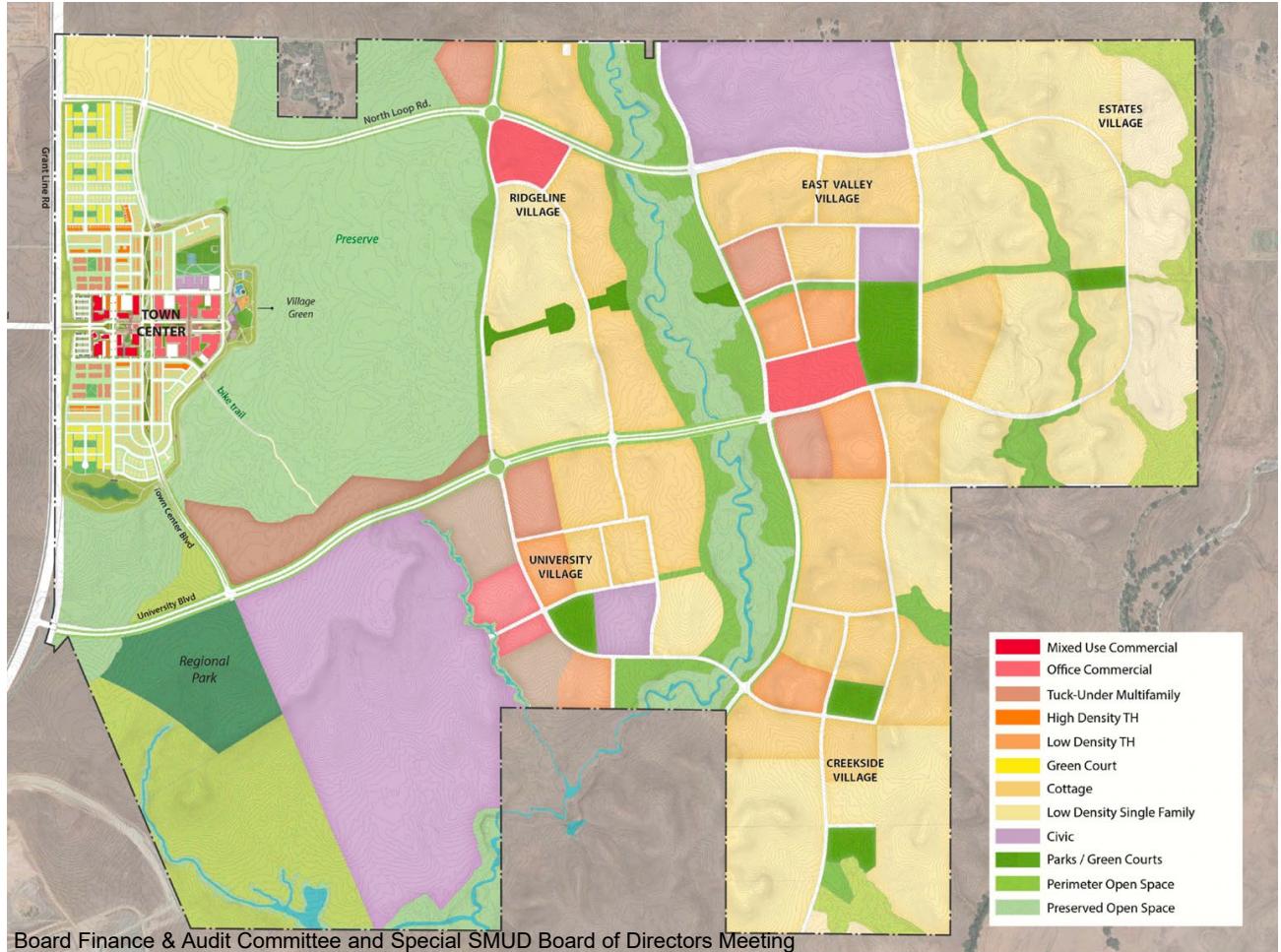
48 miles of trails

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

Native, drought-tolerant
landscaping that is
pollinator-friendly

Beautiful walks
stretch from town
center to the nature
preserve

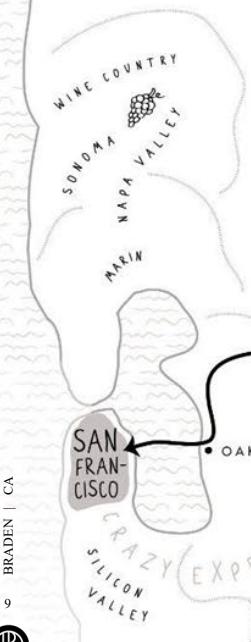
A dense tree
canopy lowers
temperatures and
reduces carbon

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.

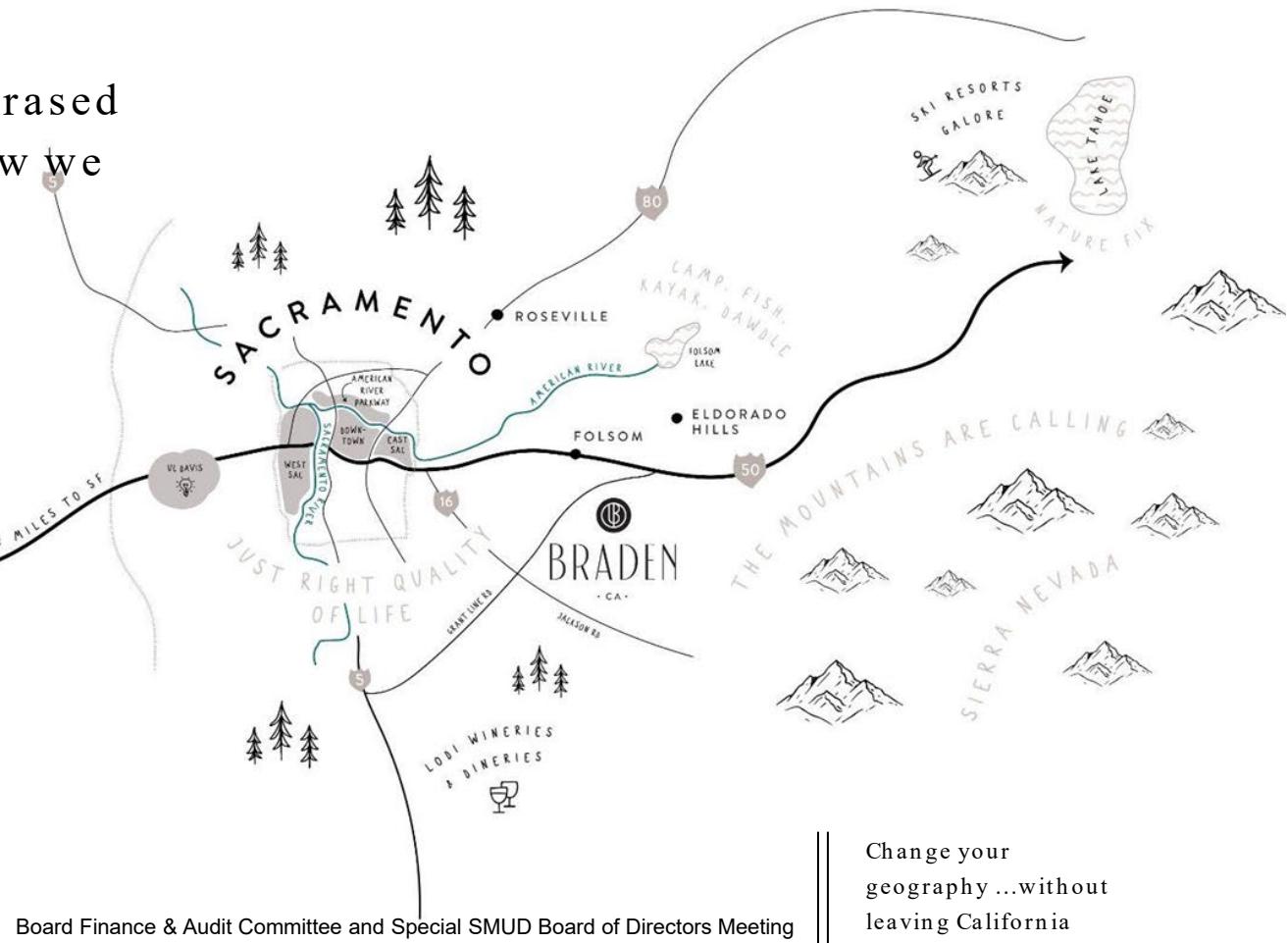


Technology has erased
the borders of how we
work and live



9

August 13, 2024



Change your
geography ...without
leaving California



BRADEN | CA

9

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

450 MILES
OF HIKING
& BIKING
TRAILS



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

CITY OF TREES



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 restaurateurs who have migrated there.



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



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.



AMERICA'S
FARM-TO-FORK
CAPITAL



A TOP 20 MOST LIVABLE CITY
- OUTSIDE MAGAZINE

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.



SMUD ZERO CARBON PLAN

Eliminate all greenhouse gas emissions from power supply by 2030.

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.



NEW CALIFORNIA COMFORTABLE



RED & BLUE

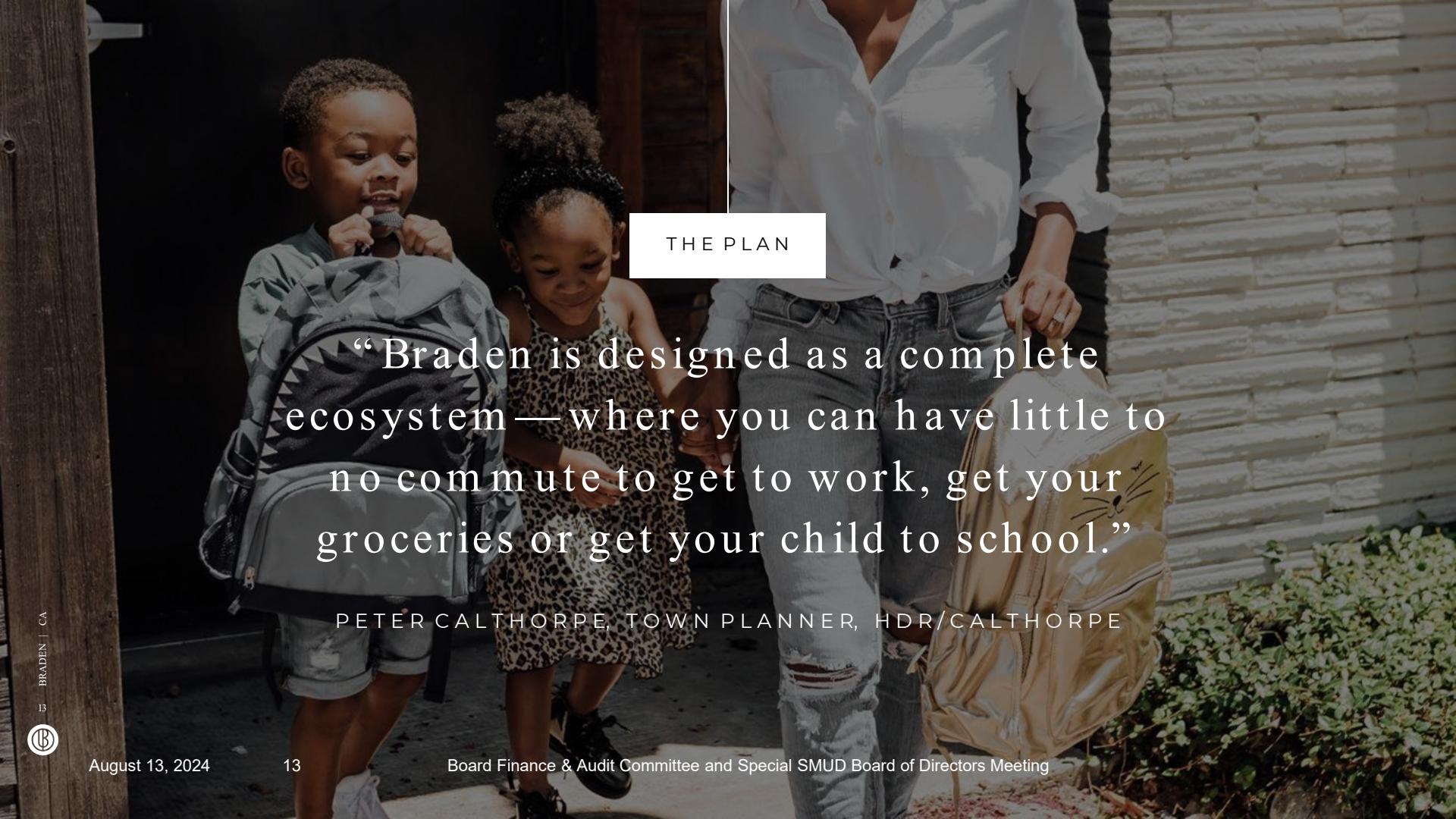




Sacramento: Where business is headed

#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

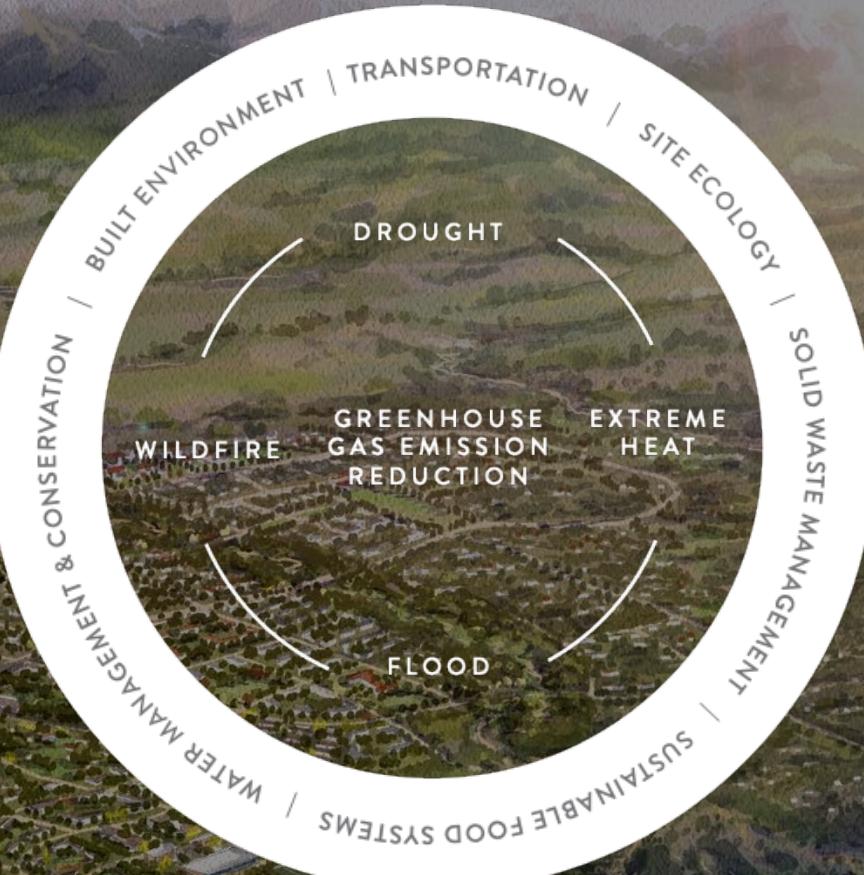
“Braden is designed as a complete ecosystem — where you can have little to no commute to get to work, get your groceries or get your child to school.”

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

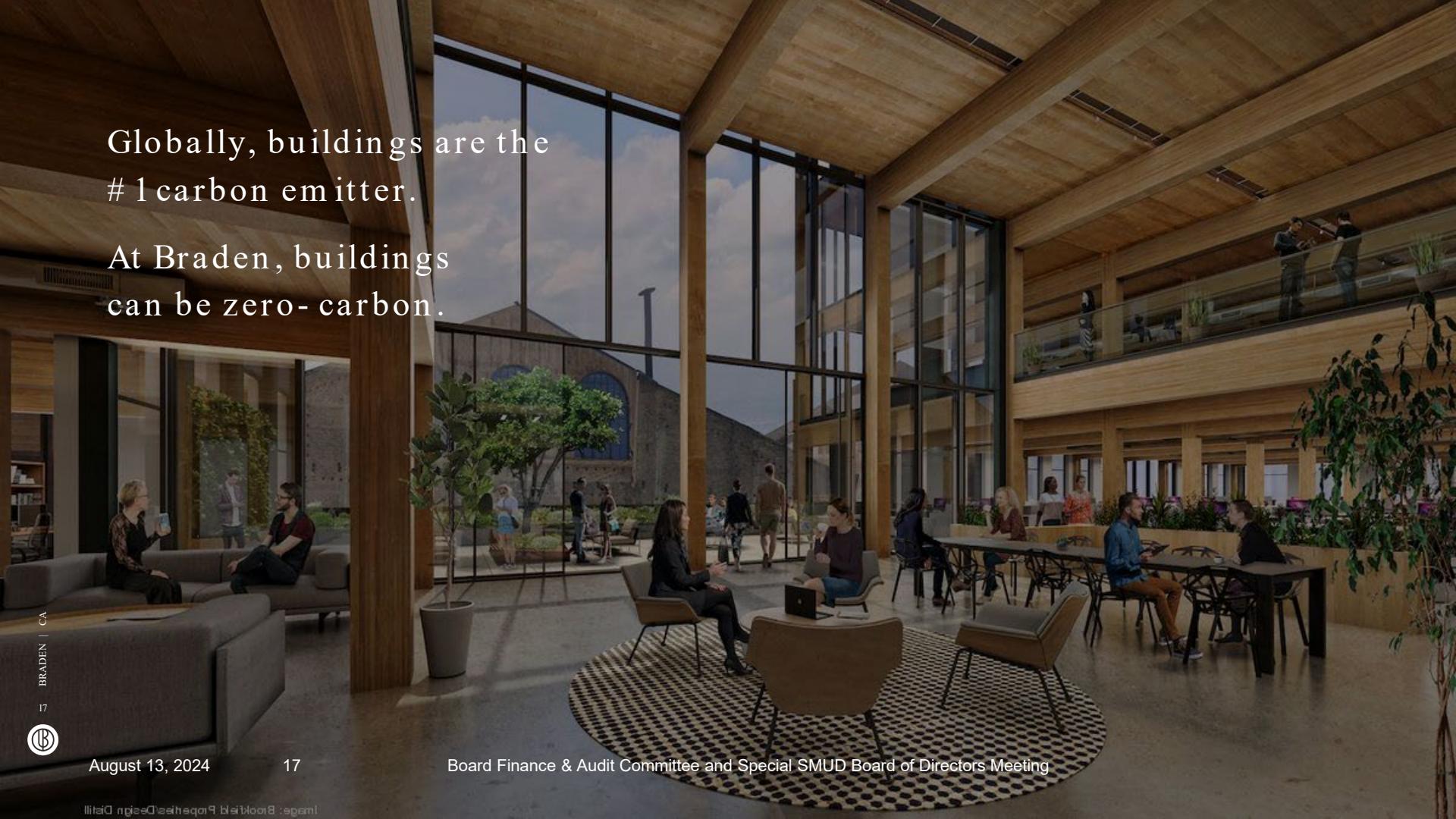
OUR PERFORMANCE

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.

OFFICE DISTRICT

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

K-5 SCHOOL

Catch your kid's play.

VILLAGE GREEN

Take in an outdoor concert at the amphitheater.

COMMUNITY POOL

Laps before work.

A day in the life of
Braden town center



A BOLD MOBILITY PLAN

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





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



VILLAGE CENTER

AV MICROSHUTTLE



Commuting is green and convenient



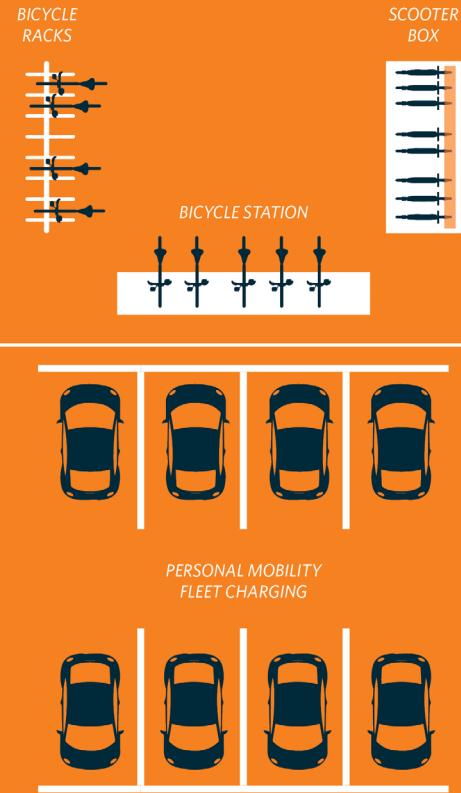
TOWN CENTER'S MULTIMODAL
MOBILITY HUB PROVIDES
EARTH-SMART CONNECTIVITY
TO ALL OF BRADEN - AND
TO NEARBY LIGHT RAIL.

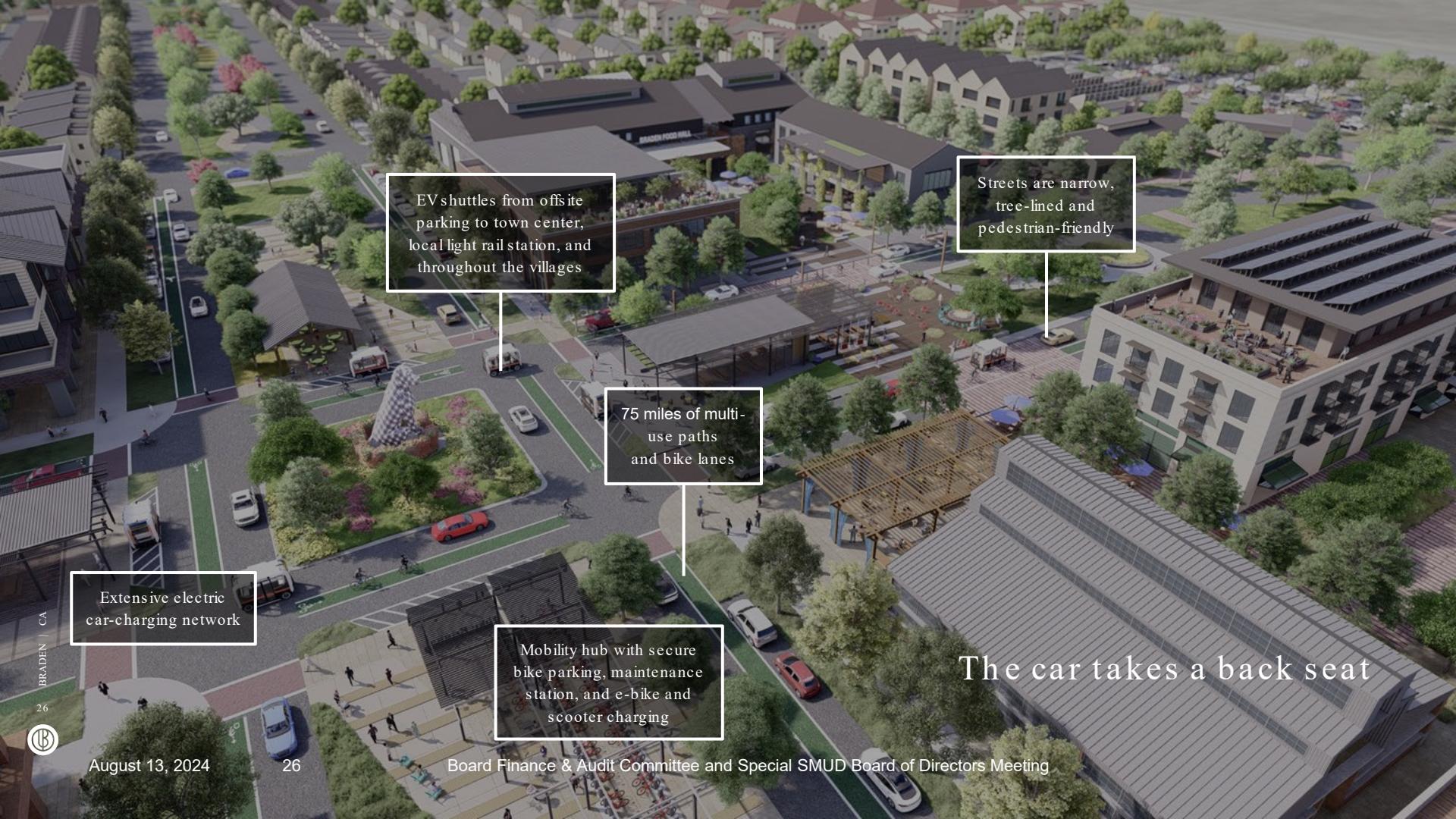
MOBILITY HUB / TOWN CENTER

Linking mobility options



MOBILITY / CHARGING HUB





Extensive electric
car-charging network

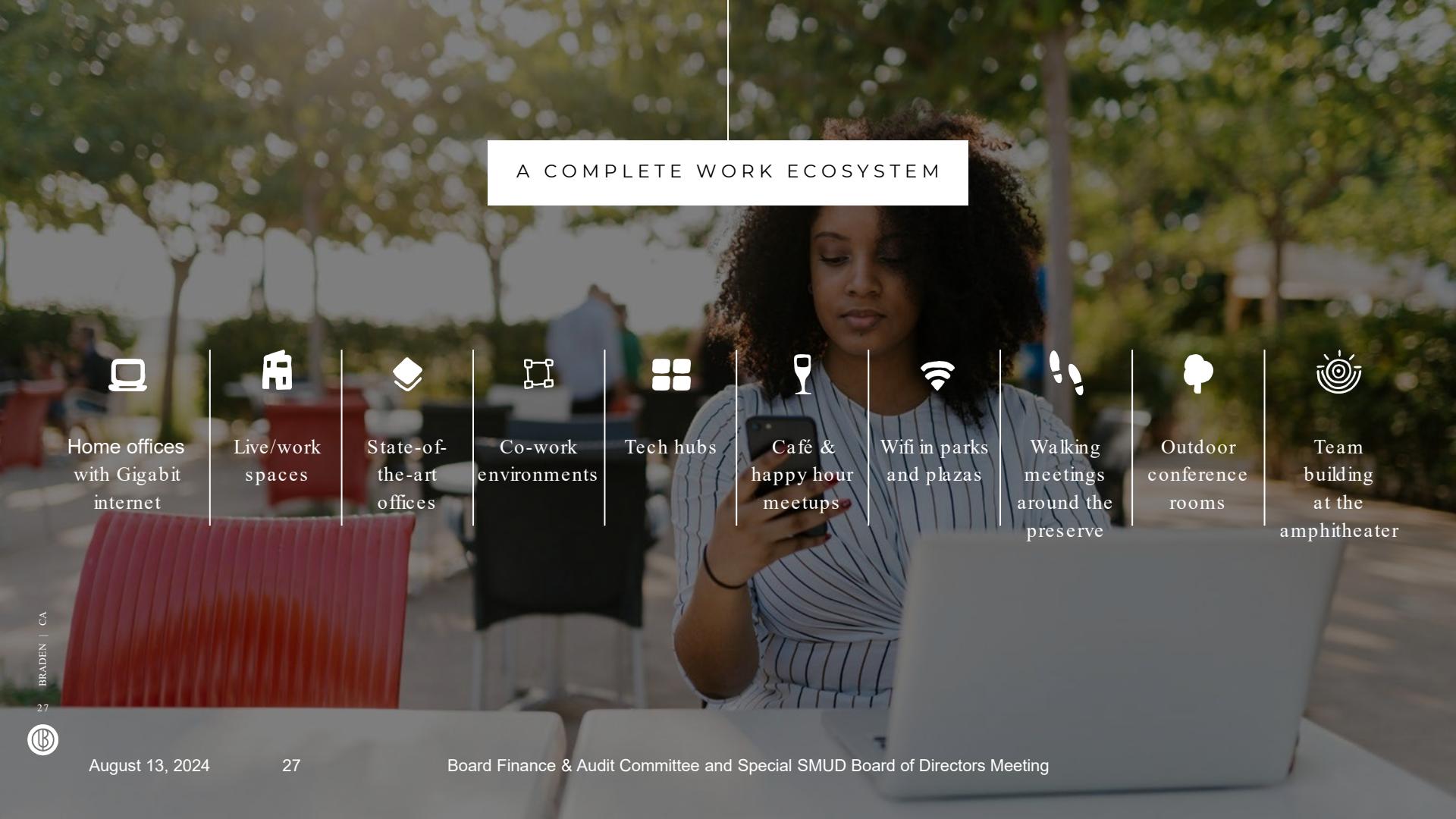
EV shuttles from offsite
parking to town center,
local light rail station, and
throughout the villages

Streets are narrow,
tree-lined and
pedestrian-friendly

75 miles of multi-
use paths
and bike lanes

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.



Large single-family homes

Medium single-family homes

Cottage homes

Green court homes

Live-work

Townhomes & paired homes

Condominiums & apartments





The fine-grain texture
of town living

LARGE SINGLE-FAMILY HOMES

COTTAGES

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

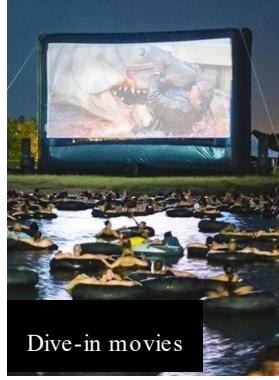


Add healthy living to the benefits package

				
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



A rich cultural agenda for well-rounded living



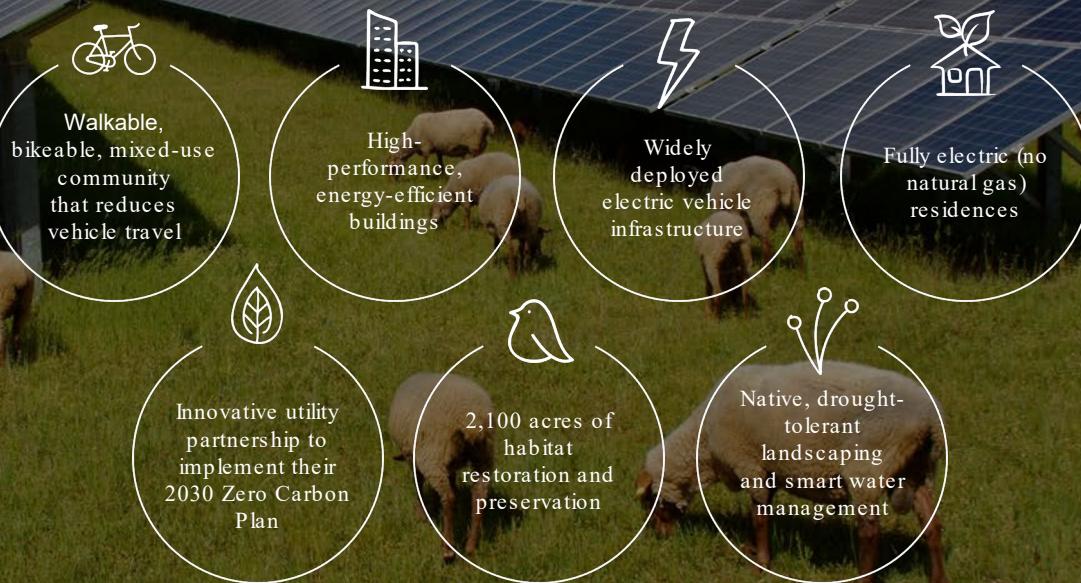


Climate balance
meets life balance.
The new
recruitment tool.



The Braden Climate Action Plan

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





SOMERS WEST
COMMUNITY DEVELOPER

HDR | CALTHORPE
TOWN PLANNER

LAKE | FLATO
ARCHITECTURE

Stantec
LANDSCAPE ARCHITECTURE