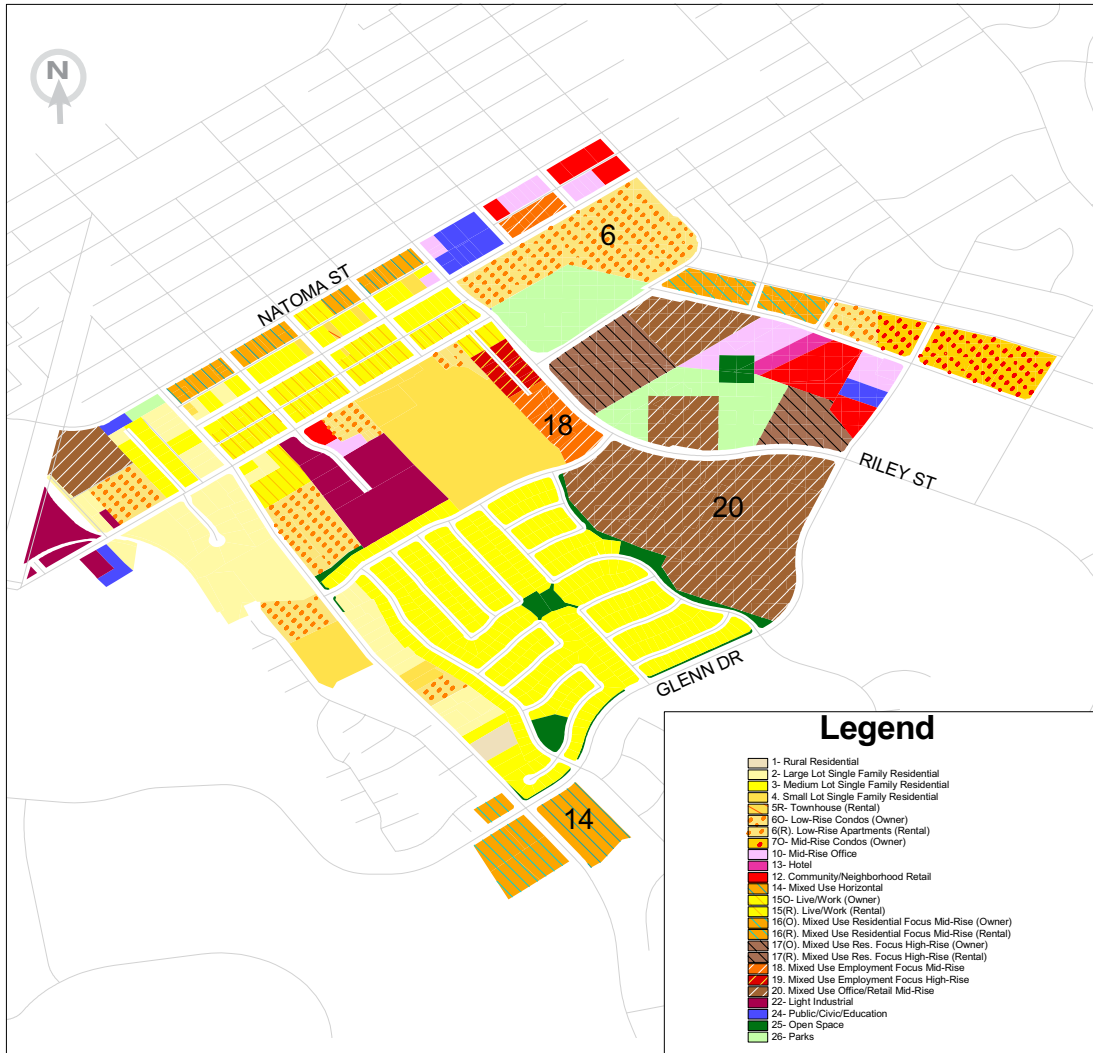


Folsom— Planning Scenario



Key Land Uses Featured



6 Low-Rise Condos



18 Mixed-Use Employment Focus Mid-Rise



20 Mixed-Use Retail/Office Mid-Rise



14 Mixed-Use Retail/Residential Horizontal

Key Elements of Planning Scenario

This group created a new town center on East Bidwell St. rimmed by office and residential. Specific features of the plan include:

- Some retail jobs replaced by office jobs
- Reconfigured East Bidwell St. at bend
- Redeveloped school on East Bidwell St. as low-rise condos and parks
- East Bidwell St. lined with live/work, mid-rise condos and mixed-use residential
- Horizontal mixed-use retail/residential on Natoma St.

Resulted in the following changes from base case:

- Capacity for 1,700 more employees
- Capacity for 2,100 more dwelling units
- Improved land use mix from 5 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	6,740
Total Residents	6,495
Employees per Dwelling Unit	2.1
Pedestrian Friendliness (1 = worst, 5 = best)	3.0
Change in Vehicle Miles Traveled per Household from Base Case*	-19%

*See Folsom Detailed Indicators for more information

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DETAILED INDICATORS

Folsom

	Base Case*	Table1	Table 2	Table 3	Table 4	Table 5	Table 6	Table 7	Table 8	Table9	Table 10
Total Employees	4,996	6,721	5,288	4,454	5,181	6,740	10,986	4,801	6,243	4,516	5,146
Total Dwelling Units	1,077	2,171	2,968	1,397	3,296	3,221	3,001	1,601	2,175	1,878	1,533
Total Residents	2,663	4,661	6,281	3,239	6,676	6,495	6,070	3,456	4,533	4,255	3,484
Employees per Dwelling Unit	4.6	3.1	1.8	3.2	1.6	2.1	3.7	3.0	2.9	2.4	3.4
Retail Jobs	3,436	3,265	2,896	2,841	2,992	2,967	6,642	2,613	4,185	2,435	3,426
Office Jobs	547	2,926	1,814	804	1,524	3,516	3,708	1,094	1,490	1,373	930
Industrial Jobs	258	52	19	247	18	176	12	233	80	18	258
Public Jobs	755	478	559	563	647	81	624	861	489	690	532
"Pedestrian Friendliness (1 = worst, 5 = best)"	2.3	2.8	3.0	2.5	2.9	3.0	3.0	2.6	2.7	2.9	2.4

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case*	Table1	Table 2	Table 3	Table 4	Table 5	Table 6	Table 7	Table 8	Table9	Table 10
Change in VT per Household	0%	-6%	-8%	-4%	-8%	-9%	-6%	-5%	-6%	-6%	-5%
Change in VMT per Household	0%	-13%	-15%	-14%	-14%	-19%	-10%	-11%	-14%	-13%	-14%
Change in VT per Retail Job	0%	-16%	-22%	-12%	-26%	-15%	-27%	-1%	-19%	-17%	-12%
Change in VMT per Retail Job	0%	-18%	-21%	-17%	-21%	-18%	-18%	-5%	-19%	-17%	-15%
Change in VT per Non-Retail Job	0%	-11%	-14%	-16%	-11%	-10%	-21%	-2%	-14%	-14%	-13%
Change in VMT per Non-Retail Job	0%	-26%	-29%	-27%	-23%	-24%	-32%	-8%	-28%	-27%	-25%

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