

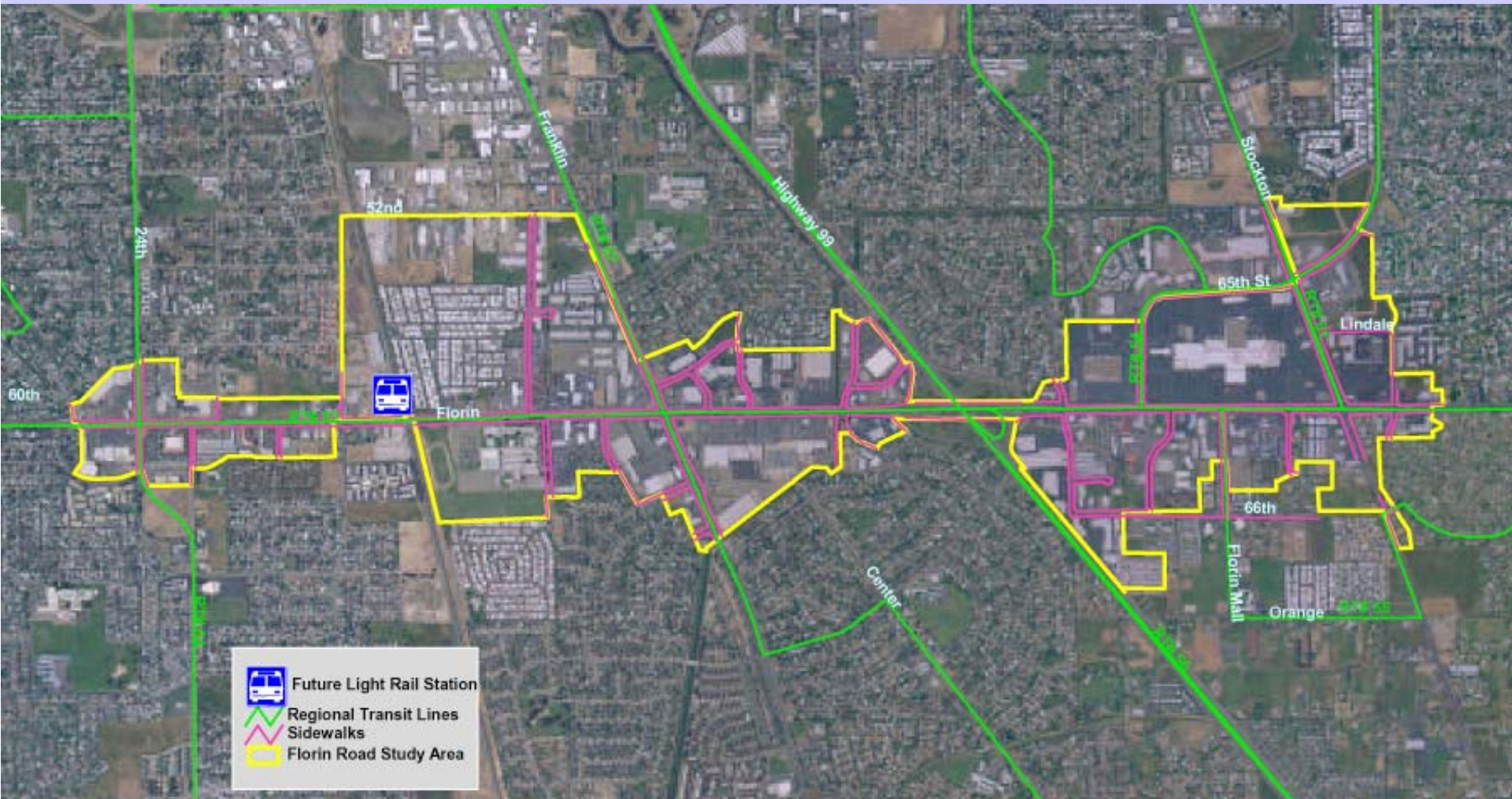


The Delta Shore Study Area





The Florin Road Study Area





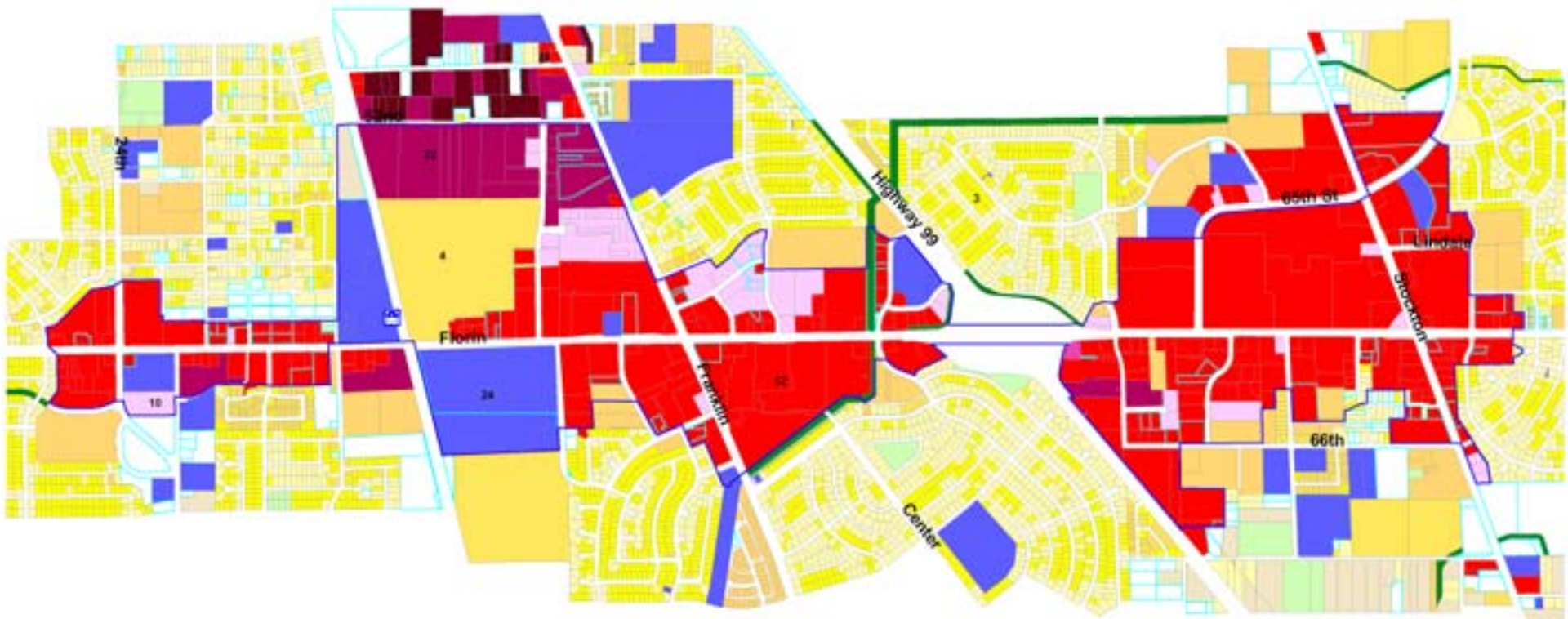
Delta Shores Key Issues

- City and region have too much vacant employment land, especially industrial
- For sale housing projects in immediate vicinity are doing well
- Think about housing diversity
- Think about a mix of uses, including locally serving retail and office
- Need for regional park in this area
- Road extensions
 - Cosumnes west
 - 24th to south?



The Florin Road Study Area

- Existing Land Use:**
- 1- Rural Residential
 - 2- Large Lot Single Family Residential
 - 3- Medium Lot Single Family Residential
 - 4- Small Lot Single Family Residential
 - 50- Townhouse (Owner)
 - 50- Townhouse (Rental)
 - 60- Low Rise Condo (Owner)
 - 60- Low Rise Apartments (Rental)
 - 70- Mid Rise Condo (Owner)
 - 70- Mid Rise Apartments (Rental)
 - 80- High Rise Condo (Owner)
 - 80- High Rise Apartments (Rental)
 - 85- High Rise Apartments (Rental)
 - 90- Urban Condo (Owner)
 - 90- Urban Apartments (Rental)
 - 10- Mid Rise Office
 - 11- High Rise Office
 - 12- Community/Neighborhood Retail
 - 13- Hotel
 - 14- Mixed Use Horizontal
 - 150- Live/Work (Owner)
 - 150- Live/Work (Rental)
 - 160- Mixed Use Rtn. Focus Mid Rise (Owner)
 - 160- Mixed Use Rtn. Focus Mid Rise (Rental)
 - 170- Mixed Use Rtn. Focus High Rise (Owner)
 - 170- Mixed Use Rtn. Focus High Rise (Rental)
 - 18- Mixed Use Emp. Focus Mid Rise
 - 19- Mixed Use Emp. Focus High Rise
 - 20- Mixed Use Office/Retail Mid Rise
 - 21- Mixed Use Office/Retail High Rise
 - 22- Light Industrial
 - 23- Heavy Industrial
 - 24- Public/Civic/Education
 - 25- Open Space
 - 26- Parks
 - 27- Agriculture
 - Urban Reserve
 - Water
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The Florin Road Study Area

