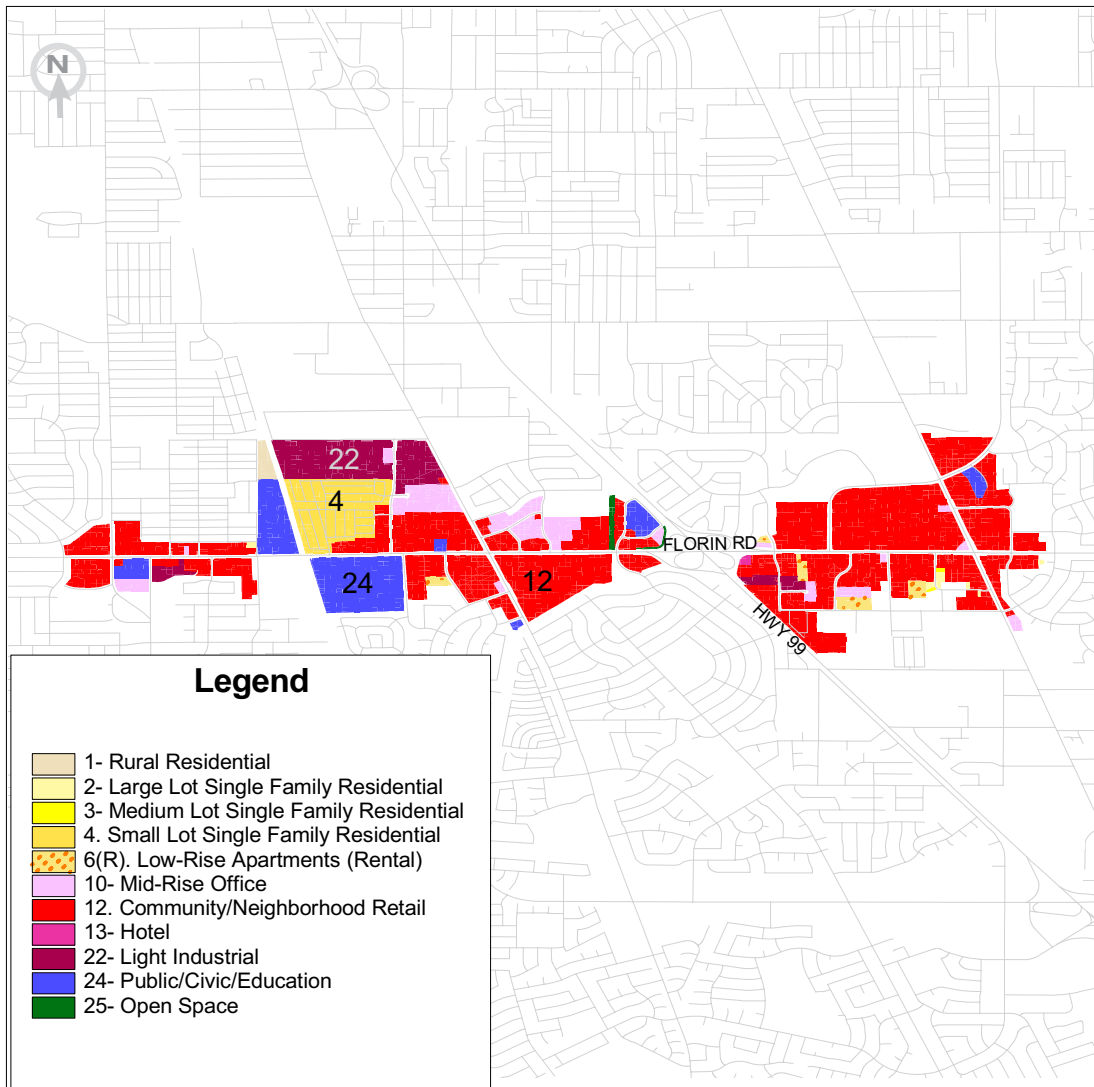


Florin Road



Key Land Uses Featured



22 Light Industrial



4 Small Lot Single Family Residential



24 Public/Civic/Education



12 Community/Neighborhood Retail

Key Elements of Base Case

The study area lies in between a light rail corridor to the west and a future bus rapid transit corridor to the east on Stockton Blvd. Specific features of the base case include:

- Florin Mall retail
- Proximity to Rt. 99

PLACE³S Indicators

Total Employees	27,144
Total Residents	2,348
Employees per Dwelling Unit	28.53
Pedestrian Friendliness (1 = worst, 5 = best)	2.28
Change in Vehicle Miles Traveled per Household from Base Case*	0%

**See Florin Road Detailed Indicators for more information*

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DETAILED INDICATORS

Florin Road

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Total Employees	27,144	27,776	31,787	"29,733"	27,132	26,224
Total Dwelling Units	952	4,956	13,784	"3,117"	4,041	4,386
Total Residents	2,348	8,934	25,300	"5,996"	7,834	8,067
Employees per Dwelling Unit	28.53	5.61	2.31	9.54	6.71	5.98
Retail Jobs	21,247	19,863	21,847	"20,966"	19,939	19,768
Office Jobs	3,343	5,080	9,043	"6,391"	5,201	4,369
Industrial Jobs	952	944	74	808	370	147
Public Jobs	1,602	1,889	823	"1,568"	1,622	1,941
"Pedestrian Friendliness (1 = worst, 5 = best)"	2.28	2.6	3.39	2.54	2.69	2.59

Transportation PLACE³S Indicators Changes from Base Case*

	Base Case	Table 1 Smart Growth	Table 2 Smart Growth	Table 3 Smart Growth	Table 4 Smart Growth	Table 5 Smart Growth
Change in VT per Household	0%	-18%	-21%	-9%	-13%	-11%
Change in VMT per Household	0%	-15%	-24%	-10%	-20%	-18%
Change in VT per Retail Job	0%	-10%	-34%	-9%	-15%	-10%
Change in VMT per Retail Job	0%	-9%	-36%	-12%	-18%	-12%
Change in VT per Non-Retail Job	0%	-6%	-22%	-10%	-8%	-8%
Change in VMT per Non-Retail Job	0%	-12%	-39%	-19%	-18%	-14%
Change in Light Rail/BRT Boardings	0%	13%	142%	23%	29%	66%

VT = Vehicle Trips

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

BRT = Bus Rapid Transit

** 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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