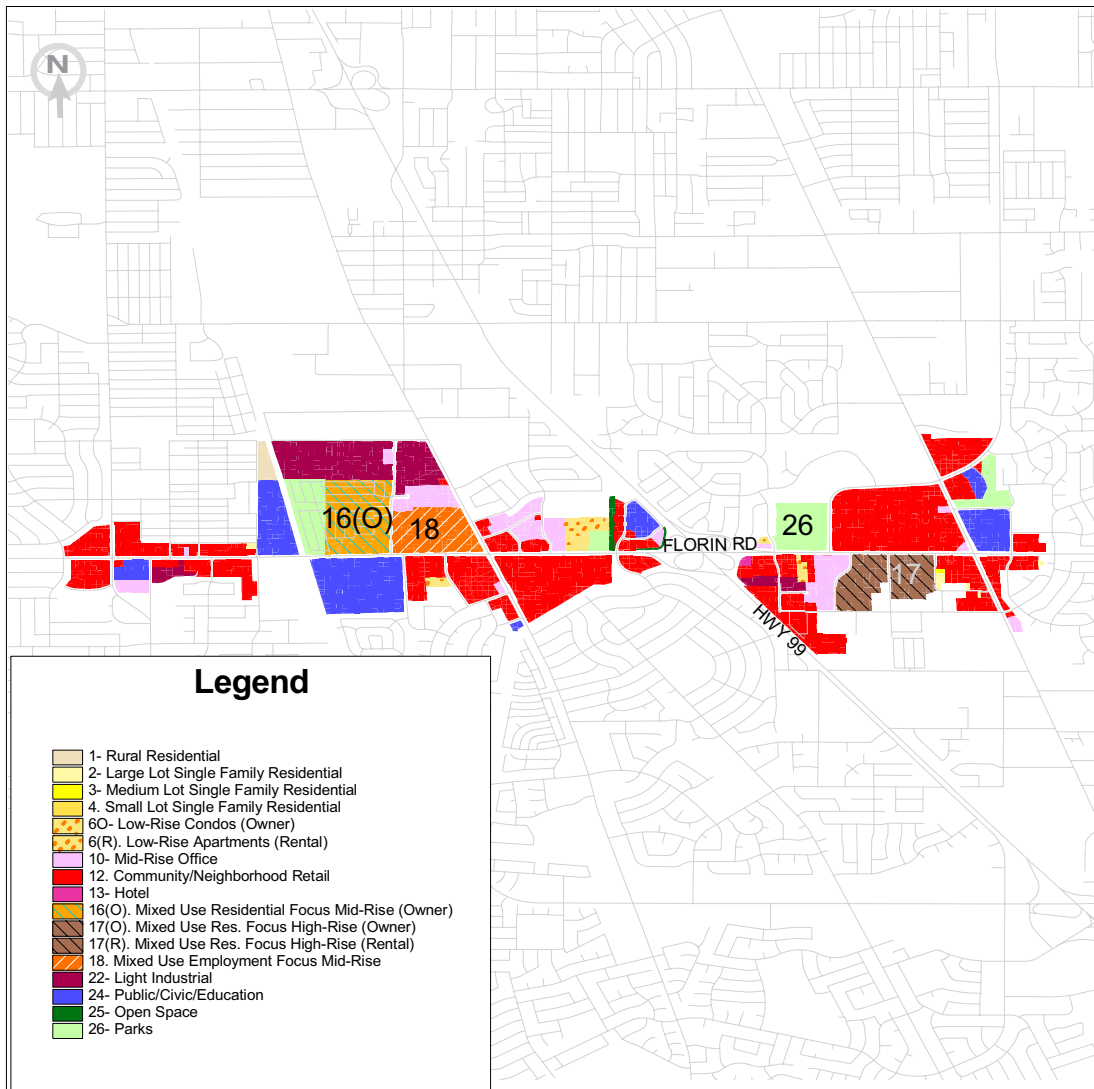


TABLE 1

Florin Road— Smart Growth Scenario



Key Land Uses Featured



16 Mixed-Use Residential Focus Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise



26 Parks



17 Mixed-Use Residential Focus High-Rise

Key Elements of Planning Scenario

Participants desired the current site of Florin Mall to be converted to a grocery store, restaurant and movie theater. Citizens identified the intersection of Stockton Blvd. and Florin Rd. as a good place for a community center and park. Specific features of the plan include:

- Grocery store, restaurants and movie theater on Florin Mall site
- 3 stories of mixed-use products and a linear park near the light rail station
- Improved pedestrian access and safety along Florin Rd.
- Current retail designated parcels changed to mixed-use developments

Resulted in the following changes from base case:

- Capacity for 510 more employees
- Capacity for 4,000 more dwelling units
- Improved land use mix from 29 to 6 employees per dwelling unit

PLACE³S Indicators

Total Employees	27,776
Total Residents	8,934
Employees per Dwelling Unit	5.61
Total Dwelling Units	4,956
Retail Jobs	19,863
Office Jobs	5,080
Industrial Jobs	944
Public Jobs	1,889
Pedestrian Friendliness (5 = exceptionally good)	2.6

**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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