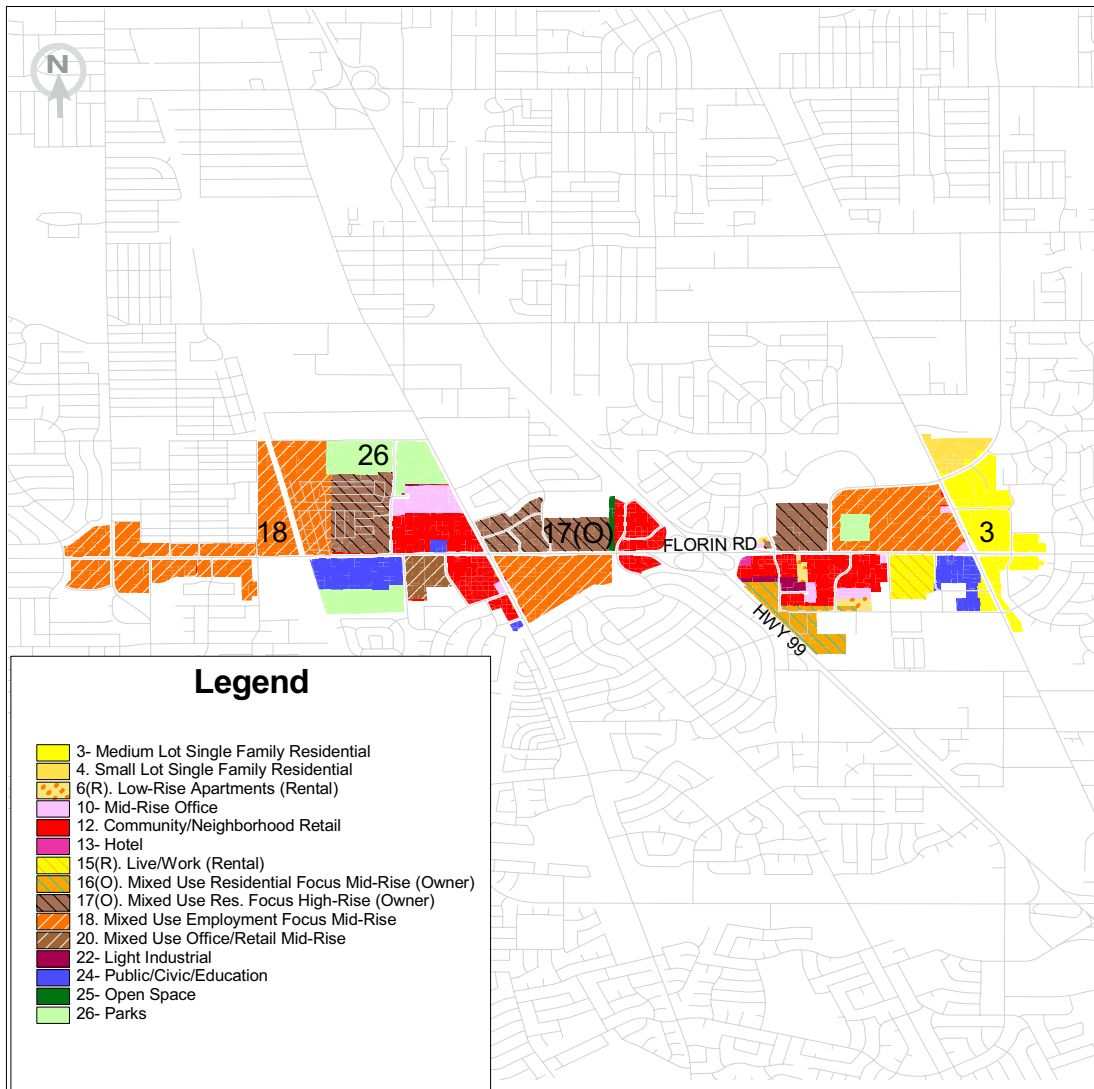


TABLE 2

Florin Road— Smart Growth Scenario



Key Land Uses Featured



26 Parks



17 Mixed-Use Residential Focus High-Rise



18 Mixed-Use Employment Focus Mid-Rise



3 Medium Lot Single Family Residential

Key Elements of Planning Scenario

Citizens in this group designed a community-oriented land use scenario with parks, bike lanes, a community theater, fitness centers, a skateboard park and pedestrian walkways. Mixed-use products dominated the Florin Rd. corridor providing a strong job to dwelling unit ratio. Specific features of the plan include:

- Pedestrian accessibility and safety
- Community garden on a portion of current Florin Mall
- Auto mall at Florin Rd. and Hwy 99
- Industrial designated parcels re-designated for parks and mixed-use products
- Mixed-use and senior housing along Florin Rd.

Resulted in the following changes from base case:

- Capacity for 12,400 more employees
- Capacity for 4,500 more employees
- Improved land use mix from 29 to 2 employees per dwelling unit

PLACE³S Indicators

Total Employees	31,787
Total Residents	25,300
Employees per Dwelling Unit	2.31
Total Dwelling Units	13,784
Retail Jobs	21,847
Office Jobs	9,043
Industrial Jobs	74
Public Jobs	823
Pedestrian Friendliness (5 = exceptionally good)	3.39

**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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