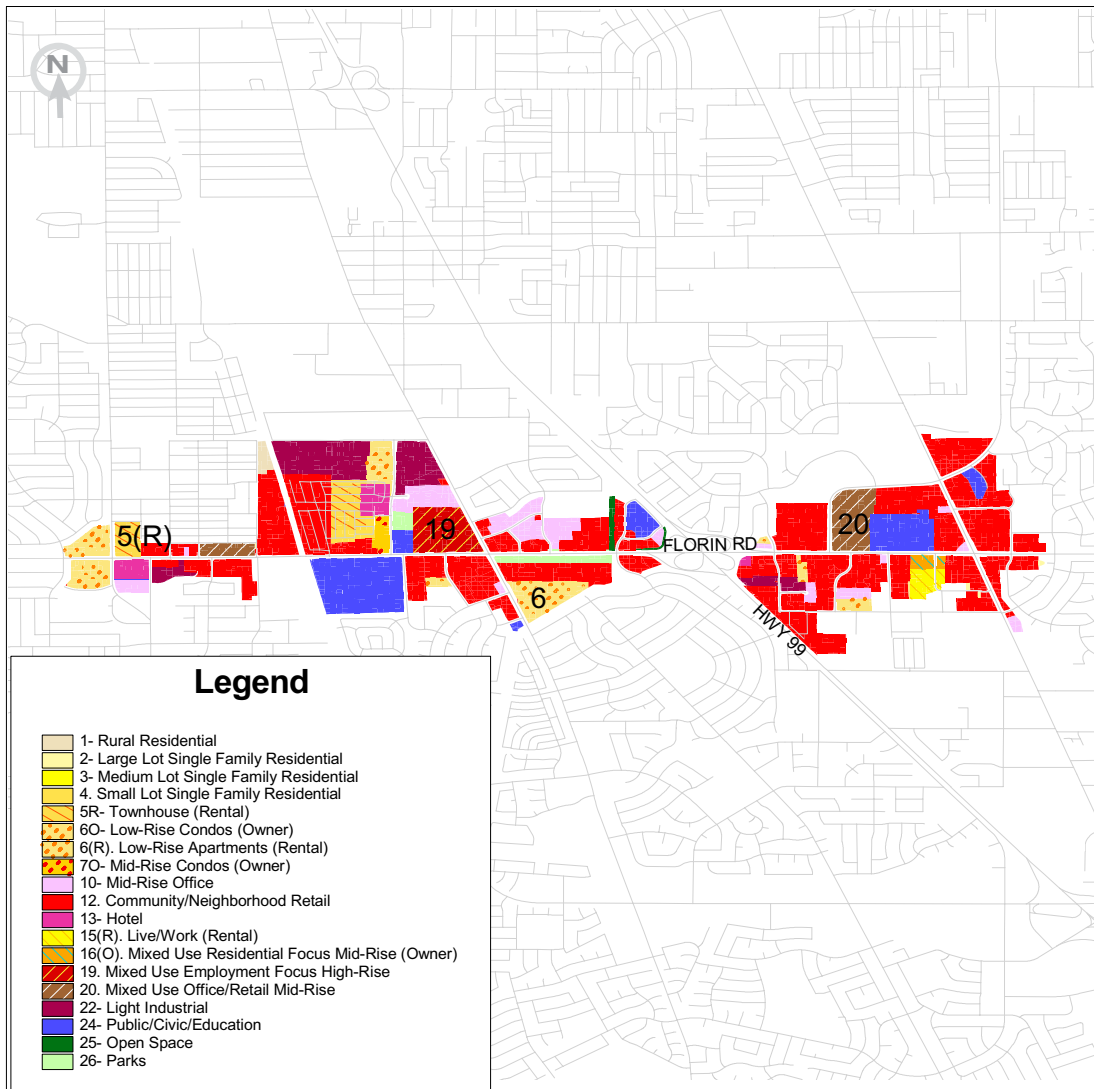


TABLE 3

Florin Road— Smart Growth Scenario



Key Land Uses Featured



19 Mixed-Use Employment Focus High-Rise



5 Townhouse



20 Mixed-Use Retail/Office Mid-Rise



6 Low-Rise Condos

Key Elements of Planning Scenario

Participants identified the need for office/retail mixed-use near light rail stop as well as underground parking with retail shops above. Specific features of the plan include:

- Sidewalks and bike lane improvements along Florin Rd. corridor
- Landscaped open space along Florin Rd. to provide pedestrian access and safety
- Mixed-use products and increased housing capacity near light rail station
- Retail/office mixed-use development with international market and underground parking on Florin Mall site
- Shuttle service along Florin Rd. to serve local community

Resulted in the following changes from base case:

- Capacity for 2,400 more employees
- Capacity for 2,100 more dwelling units
- Improved land use mix from 29 to 9 employees per dwelling unit

PLACE³S Indicators

Total Employees	29,733
Total Residents	5,996
Employees per Dwelling Unit	9.54
Total Dwelling Units	3,117
Retail Jobs	20,966
Office Jobs	6,391
Industrial Jobs	808
Public Jobs	1,568
Pedestrian Friendliness (5 = exceptionally good)	2.54

**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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