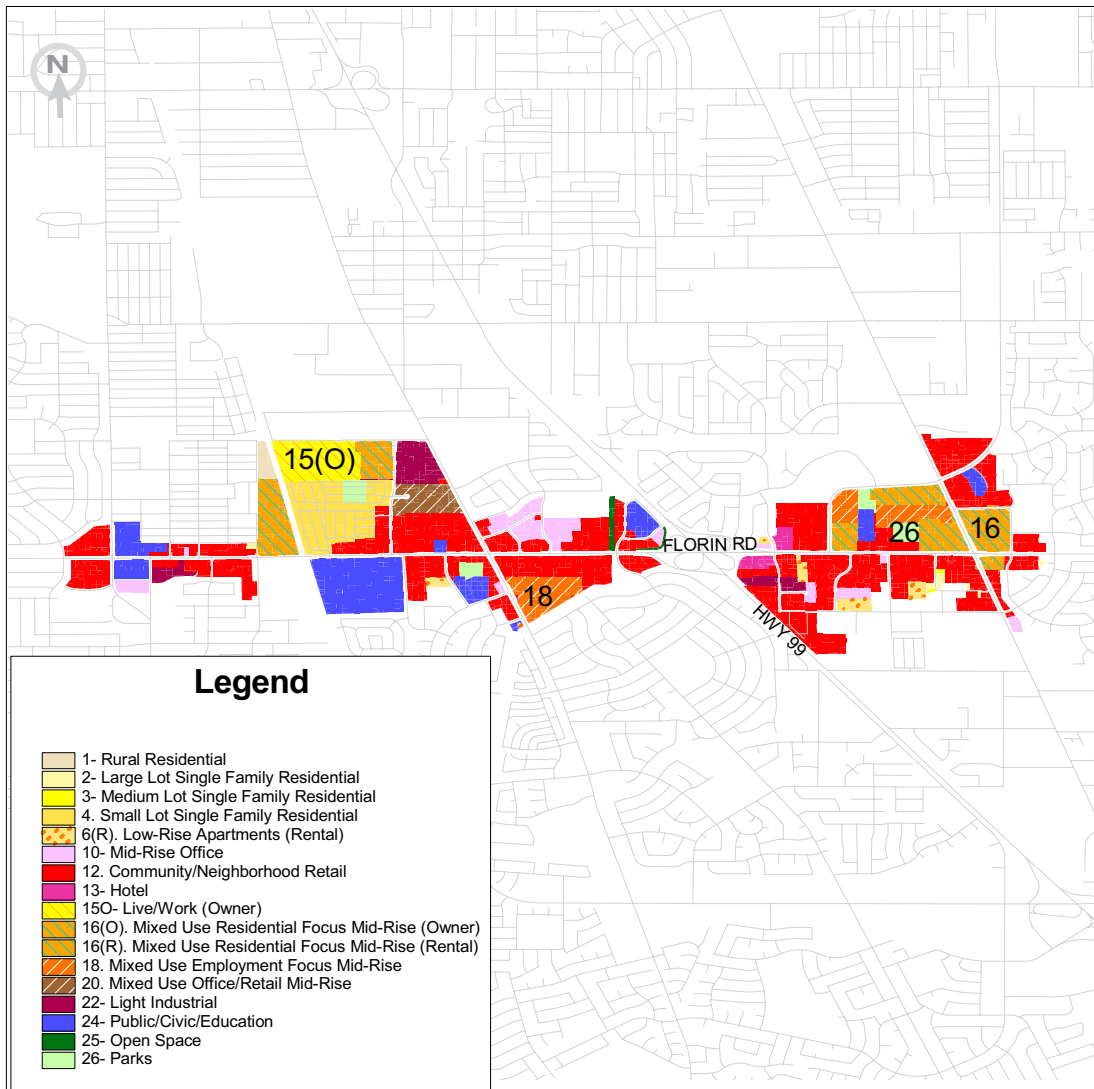


TABLE 4

Florin Road— Smart Growth Scenario



**Key Land Uses Featured**



15 Live/Work



26 Parks



16 Mixed-Use Residential Focus Mid-Rise



18 Mixed-Use Employment Focus Mid-Rise

**Key Elements of Planning Scenario**

Citizens identified the site of Florin Mall as a possible community focal point with a community center, parks, international market and mixed-use residential focus development. The group modified the existing Wal-Mart shopping center into three-story mixed-use containing retail, office, and residential. Specific features of the plan include:

- Florin Mall site as the heart of the community with theater, coffee shop, international market, parks and a community meeting area
- Mixed-use residential near light rail stop
- Bus rapid transit lines along Florin Rd.
- Improvements of sidewalks, bike lanes, and streetscape of Florin Rd.

Resulted in the following changes from base case:

- Capacity for employees decreased by 100
- Capacity for 3,000 more dwelling units
- Improved land use mix from 29 to 7 employees per dwelling unit

**PLACE<sup>3</sup>S Indicators**

Total Employees .....	27,132
Total Residents .....	7,834
Employees per Dwelling Unit .....	6.71
Total Dwelling Units .....	4,041
Retail Jobs .....	19,939
Office Jobs .....	5,201
Industrial Jobs .....	370
Public Jobs .....	1,622
Pedestrian Friendliness (5 = exceptionally good) .....	2.54

\*See Florin Road Detailed Indicators for more information

3000 S Street,  
Suite 300  
Sacramento, CA  
95816

tel 916.457.2264  
fax 916.457.3299  
tdd 916.737.1718  
www.sacog.org

# 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 PLACE<sup>3</sup>S 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.

3000 S Street,  
 Suite 300  
 Sacramento, CA  
 95816

tel 916.457.2264  
 fax 916.457.3299  
 tdd 916.737.1718  
 www.sacog.org