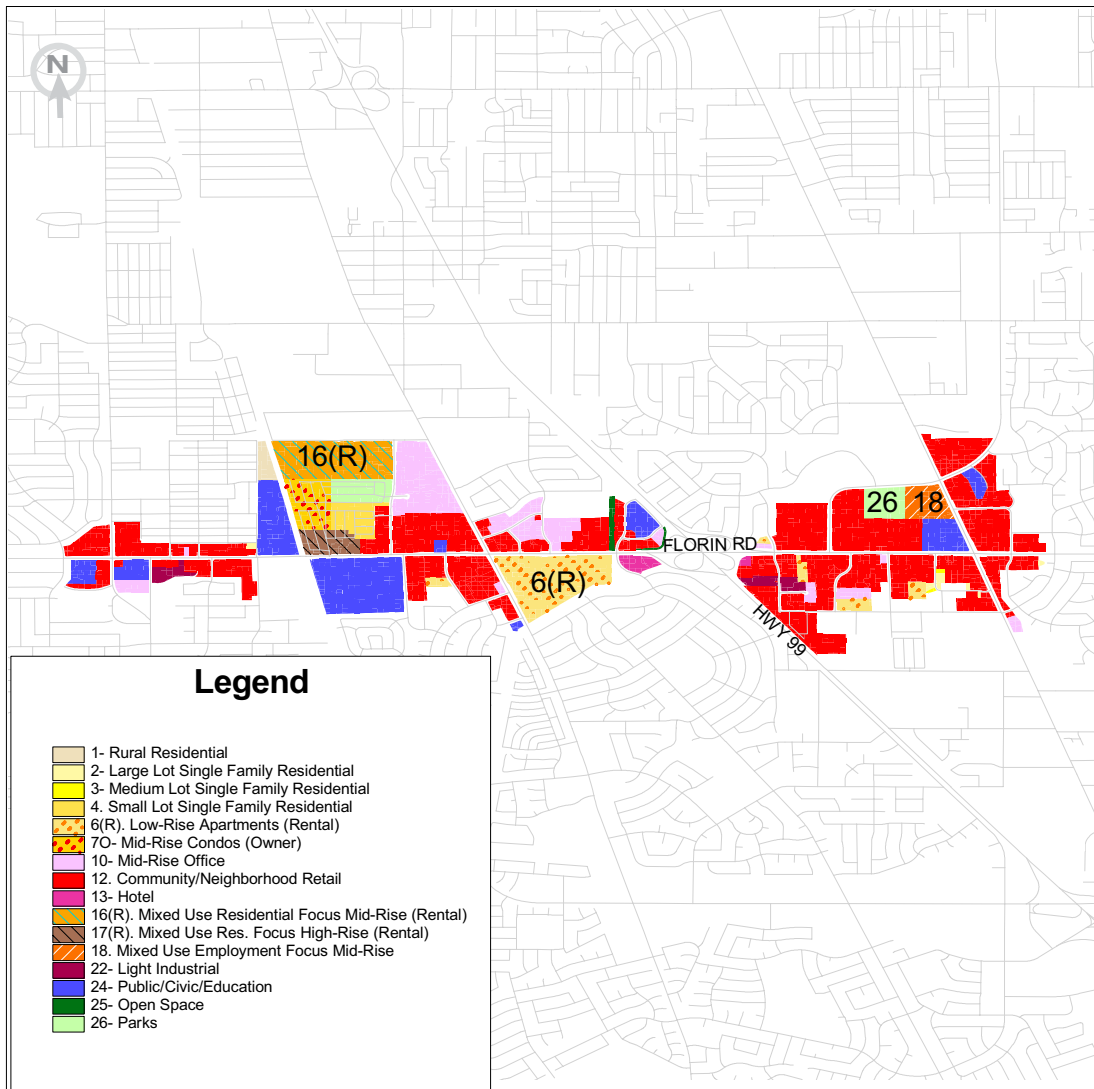


**Florin Road— Smart Growth Scenario**



**Key Land Uses Featured**



**16** Mixed-Use Residential Focus Mid-Rise



**26** Parks



**18** Mixed-Use Employment Focus Mid-Rise



**6** Low-Rise Condos

**Legend**

- 1- Rural Residential
- 2- Large Lot Single Family Residential
- 3- Medium Lot Single Family Residential
- 4- Small Lot Single Family Residential
- 6(R). Low-Rise Apartments (Rental)
- 70- Mid-Rise Condos (Owner)
- 10- Mid-Rise Office
- 12. Community/Neighborhood Retail
- 13- Hotel
- 16(R). Mixed Use Residential Focus Mid-Rise (Rental)
- 17(R). Mixed Use Res. Focus High-Rise (Rental)
- 18. Mixed Use Employment Focus Mid-Rise
- 22- Light Industrial
- 24- Public/Civic/Education
- 25- Open Space
- 26- Parks

**Key Elements of Planning Scenario**

Transportation was the dominant aspect of this land use scenario with transit-oriented mixed-use products near the future light rail stop on Florin Rd. Bus rapid transit lines on Florin Rd. and Franklin Blvd. Specific features of the plan include:

- Florin Mall converted to mix of office/retail/housing
- Housing and mixed-use developments around transit stop
- Mixed-use employment focus development and community park with a skateboard park on site of Florin Mall
- Hotel at Florin Rd. and Hwy 99

Resulted in the following changes from base case:

- Capacity for employees decreased by 1,000
- Capacity for 3,400 more dwelling units
- Improved land use mix from 29 to 6 employees per dwelling unit

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

|   |        |
|---|--------|
| Total Employees .....                                     | 26,224 |
| Total Residents .....                                     | 8,067  |
| Employees per Dwelling Unit .....                         | 5.98   |
| Total Dwelling Units .....                                | 4,386  |
| Retail Jobs .....   | 19,768 |
| Office Jobs .....   | 4,369  |
| Industrial Jobs .....                                     | 147    |
| Public Jobs .....   | 1,941  |
| Pedestrian Friendliness<br>(5 = exceptionally good) ..... | 2.59   |

*\*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<br>(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.

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